

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

**NOTICE OF REGULAR MEETING AND BUDGET WORKSHOP OF THE BOARD OF SUPERVISORS OF DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the Del Webb Bexley Community Development District ("District") will hold a regular meeting and budget workshop of the Board on March 18, 2026 at 1:00 p.m., at the Del Webb Bexley Clubhouse, 19265 Del Webb Bexley Blvd., Land O' Lakes, FL 34638. The Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it and the budget workshop to discuss general information as it relates to the Fiscal year 2026/2027 operating budget.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Lynn Hayes  
District Manager  
February 27, 2026 26-00411P

FIRST INSERTION

**TSR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING**

Notice is hereby given that Board of Supervisors ("Board") of the TSR Community Development District ("District") will hold a Regular Meeting on March 11, 2026, at 5:30 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <https://tsrdd.com/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
February 27, 2026 26-00412P

FIRST INSERTION

**EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF CHANGE OF BOARD OF SUPERVISORS MEETING**

NOTICE IS HEREBY GIVEN by the Epperson North Community Development District that the Board of Supervisors ("Board") will hold its regular March meeting on Wednesday, March 11, 2026 at 6:00 p.m. at the Epperson Lakehouse, 9045 Ivy Stark Blvd., Wesley Chapel, FL 33545. At such time the Board is so authorized and may consider any business that may properly come before it.

A copy of the agenda may be obtained by contacting the offices of the District Manager, located at Vesta District Services, 205 International Parkway, Suite 208, Lake Mary, FL 32746, Ph: (321) 263-0132 during normal business hours or on the Epperson North Community Development District's website: [www.epperson-northdcd.org](http://www.epperson-northdcd.org) seven days in advance of the meeting.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
February 27, 2026 26-00413P

FIRST INSERTION

**NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT**

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential subdivision activities on 62.71 acres known as Wiregrass S4 Parcels B & D. The project is located in Pasco County, Section(s) 20,21, Township 26 South, Range 20 East. The permit applicant is Maggie Pond LLC whose address is 3717 Turman Loop, Suite 102 Wesley Chapel, FL 33544. The Permit No. is 43027030.254.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.

February 27, 2026 26-00426P

FIRST INSERTION

**NOTICE OF RULEMAKING BY THE EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors of the Epperson North Community Development District (the "District") on April 1, 2026, at 6:00 p.m., at 9045 Ivy Stark Boulevard, Wesley Chapel, Florida 33545. Prior notice of rule development was published in a newspaper of general circulation on February 20, 2026.

In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its ownership and operation of certain improvements, including recreational amenity facilities and improvements (collectively, the "Amenities"), the District hereby gives the public notice of its intent to establish amended and restated rates, fees, and charges imposed on residents and non-residents utilizing the District's Amenities (collectively, the "Amenity Rates"), Rule No. EN-R0003.

The purpose and effect of the Amenity Rates is to provide for efficient and effective District operations of the District's Amenities and other properties by setting policies and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed Amenity Rates includes Chapters 120 and 190, Florida Statutes, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes, as amended. The proposed Amenity Rates include:

Room/Area	Original Rental Fee	Original Deposit	Proposed Rental Fee	Proposed Deposit
Lakehouse & Patio Area	\$200.00 for 4 hours minimum. \$50.00 an hour for any additional hours; with \$75.00 cleaning fee.	\$500.00	Lakehouse & Patio Area: \$200.00 for 4 hours minimum. \$50.00 an hour for any additional hours; Multi-Purpose Field Area: \$50.00 to add Multi-Purpose Field to Lakehouse & Patio Area rental.* \$75.00 cleaning fee.	\$500.00 *An additional \$150.00 will be charged for use of the Multi-Purpose Field Area if it was not reserved ahead of time.
Multi-Purpose Field Rental or add on. (Field is area directly behind Lakehouse.)	\$100 for 4 minimum; \$25 an hour for any additional hours; with \$75.00 cleaning fee.	\$250 for just field rental. Included in Lakehouse deposit when renting both	Repeal	Repeal
Lakehouse & Patio Area	\$50.00 an hour minimum two hours for business meetings or classes, no parties. Monday - Friday only.	\$500.00		

The proposed Amenity Rates may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. Any Amenity Rates not specifically referenced herein shall not change. A copy of the full Amenity Rates may be obtained by contacting the District Manager's Office, c/o Vesta Property Services, Inc., 250 International Parkway, Suite 208, Lake Mary, Florida 32746, (407) 872-7608.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Office.

Heath Beckett, District Manager  
Epperson North Community Development District  
February 27, 2026 26-00414P

FIRST INSERTION

**Notice of Permit Issuance and Petition Rights of Substantially Effected Parties**

The Department of Environmental Protection issued on February 9, 2026, an Environmental Resource Permit, DEP Project No. 51-0405917-002-EL to Clyde J. Keys, 10101 Tarpon Springs Road, Odessa, FL 33556 to fill 5.69 acres of Depression Marsh due to the addition of approximately 11.70 acres of impervious surface within the landward extent of Ehren Cutoff Creek, a Class III Florida Waterbody, including the construction of a ready-mix concrete plant with a Type I and Type II wastewater system. The application is available for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at Florida Department of Environmental Protection, Southwest District, 13051 North Telecom Parkway #101, Temple Terrace, Florida 33637-0926.

The Department's agency action in issuing the Permit shall become final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. The procedures for petitioning for a hearing are set forth below.

A person whose substantial interests are affected by the Department's permitting decision may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. The petition must contain the information set forth below and must be filed (received) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 or via electronic correspondence at [Agency\\_Clerk@dep.state.fl.us](mailto:Agency_Clerk@dep.state.fl.us).

Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S. must be filed within twenty-one days of publication of the notice or receipt of the written notice, whichever occurs first. The petitioner shall mail a copy of the petition to the applicant at the address indicated above at the time of filing. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's action.

Persons whose substantial interests will be affected by any such final decision of the Department have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation is not available in this proceeding. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) or to intervene in this proceeding and participate as a party to it.

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final Department action may seek judicial review of the Department's final decision by filing a notice of appeal with the Office of the General Counsel in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

February 27, 2026 26-00415P

FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Gina Fratello Travel located at 25045 Bristlecone Court in the City of Land O Lakes, Pasco, FL 34639 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of February, 2026  
Gina Fratello  
February 27, 2026 26-00419P

FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Rooted Anchor Co. located at 6349 Illinois Avenue in the City of New Port Richey, Pasco, FL 34653 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of February, 2026  
Joy Stubblefield  
February 27, 2026 26-00421P

FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of ROYAL CREST DENTISTRY located at 5807 ELLERBEE RD in the City of WESLEY CHAPEL, Pasco, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of February, 2026  
HORIZON DENTAL PLLC  
February 27, 2026 26-00422P

FIRST INSERTION

**NOTICE OF ACTION FOR SUPPLEMENTAL PETITION FOR MODIFICATION**

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
Case No.: 23-DR-3683

**GENESIS ARMANI, Petitioner, and MOHAMID TWAHEIR, Respondent,**  
TO: MOHAMID TWAHEIR  
7841 AKRON AVE  
HUDSON, FL 34667

YOU ARE NOTIFIED that an action for MODIFICATION has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on GENESIS ARMANI C/O TRINITY FAMILY LAW, whose address is 6330 MADISON ST NEW PORT RICHEY FL 34652, on or before 3/30/26, and file the original with the clerk of this Court at 7530 LITTLE RD NEW PORT RICHEY FL 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: FEB 18 2026  
CLERK OF THE CIRCUIT COURT  
Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
(SEAL) Deputy Clerk: Jasmine Gonzalez

Feb. 27; Mar. 6, 13, 20, 2026 26-00444P

FIRST INSERTION

**NOTICE UNDER FICTITIOUS NAME LAW**

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Friendly Nails and Spa LLC, located at 4647 Sunray Dr., in the City of Holiday, County of Pasco, State of FL, 34690, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 24 of February, 2026.  
FRIENDLY NAILS AND SPA LLC  
4647 Sunray Dr.  
Holiday, FL 34690  
February 27, 2026 26-00424P

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

A 1972 HILC HS 46' Mobile Home, VIN HF4828F and the contents therein, if any abandoned by previous owner Warren and Brianna Laurence.

On March 11, 2026, at 9:00 am at Anclotte Acres Mobile Home Park, Lot 6, 1210 Calvary Road, Holiday, FL 34691.

SHUMAKER, LOOP & KENDRICK, LLP

By: /s/ Erin Mason  
Erin C. Mason, Esq.  
Florida Bar No.: 1058844  
240 S. Pineapple Ave., Box 49948  
Sarasota, Florida 34230  
[emason@shumaker.com](mailto:emason@shumaker.com)  
Telephone: (941) 366-6660  
Facsimile: (941) 366-3999  
Attorneys for Anclotte Acres

Feb. 27; Mar. 6, 2026 26-00408P

FIRST INSERTION

**Notice Of Public Sale**

The following personal property of: Melissa Stewart will on March 23, 2026 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:

1980 CITA Travel Trailer,  
VIN: 3501680, TITLE: 19152720  
And all other personal property located therein

Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607,  
Feb. 27; Mar. 6, 2026 26-00409P

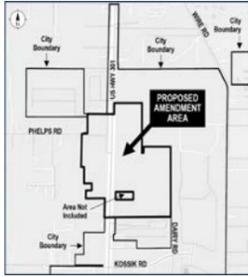
--- PUBLIC SALES ---

FIRST INSERTION

CITY OF ZEPHYRHILLS  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Zephyrhills, Florida, proposes to adopt the following:

**AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE CITY OF ZEPHYRHILLS COMPREHENSIVE PLAN (ORDINANCE NO. 1514-26, AS AMENDED); PROVIDING TEXT AMENDMENTS TO THE FUTURE LAND USE ELEMENT TO ESTABLISH THE PLACE TYPE FRAMEWORK; CREATE THE ZEPHYR KNOLL MIXED-USE SUBAREA FUTURE LAND USE CATEGORY; ADOPT ASSOCIATED USE, DENSITY, INTENSITY, AND IMPLEMENTATION POLICIES; AND REVISE THE FUTURE LAND USE MAP AND MAP SERIES TO DESIGNATE CERTAIN LANDS WITHIN THE US 301 CORRIDOR NORTH OF KOSSIK ROAD AS ZEPHYR KNOLL MIXED-USE SUBAREA; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**



The City of Zephyrhills City Council will hold a Public Hearing for this item on Monday, March 9, 2026, at 6:00 p.m. in the Council Chambers of Zephyrhills City Hall located at 5335 8th Street, Zephyrhills, Florida 33542 to consider transmittal of the proposed Comprehensive Plan amendment to the State Land Planning Agency and other reviewing agencies pursuant to Section 163.3184, Florida Statutes.

Following receipt of comments from the reviewing agencies, the City Council will hold a second public hearing to consider adoption of the proposed amendment. The date, time, and location of the second public hearing will be advertised in accordance with Florida law.

A copy of the staff report containing the Planning Department's recommendation is available for public inspection at the Planning Department at City Hall between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday. Interested parties may appear and be heard at the public hearing or may file written comments with the City Clerk prior to the hearings.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act (ADA), persons needing special accommodations to participate in these meetings should contact the City Clerk's Office at 813-780-0000, at least 48 hours in advance.

February 27, 2026 26-00445P

FIRST INSERTION

NOTICE

THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA  
WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING:

RESOLUTION NO. 866-26

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS AMENDING THE APPROVAL OF A CONDITIONAL USE TO EXCEED THE HEIGHT LIMITATIONS OF THE C1 (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT ON PARCEL NO. 26-25-21-0000-00700-0000 AS APPROVED IN RESOLUTION NO. 847-25; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE.**

The public hearing will be held on March 09, 2026 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

\* PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813-780-0000 at least 48 hours prior to the public hearing.

286.0105  
February 27, 2026 26-00451P

FIRST INSERTION

Notice Under Fictitious Name Law  
According to Florida Statute  
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Tampa Tailz located at 1524 Tawntberry Ct in the City of Trinity, Pasco, FL 34655 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of February, 2026  
Techie Gecko LLC  
February 27, 2026 26-00420P

FIRST INSERTION

Notice Under Fictitious Name Law  
According to Florida Statute  
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Bikini Waxery located at 23542 FL-54 in the City of Lutz, Pasco, FL 33559 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of February, 2026  
Samantha West  
February 27, 2026 26-00417P

FIRST INSERTION

Notice Under Fictitious Name Law  
According to Florida Statute  
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Suncoast Vapor Vending located at 14642 potterton circle in the City of hudson, Pasco, FL 34667 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of February, 2026  
Suncoast Car Service, LLC  
February 27, 2026 26-00418P

FIRST INSERTION

NOTICE UNDER FICTITIOUS  
NAME LAW PURSUANT TO  
SECTION 865.09,  
FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that MATTHEW WILLIAM LIACOS will engage in business under the fictitious name LIACOS LABS, with physical address 13824 Trull Way Hudson, Florida 34669, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

February 27, 2026 26-00416P

FIRST INSERTION

TALavera COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Talavera Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than June 30, 2027.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) digital copy of their proposal to Sean Craft, District Manager, located at Rizzetta & company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, FL 33614, in an envelope marked on the outside "Auditing Services, Talavera Community Development District" (or by email to SCraft@rizzetta.com). Proposals must be received by 12:00 p.m. on March 27, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager  
February 27, 2026 26-00425P

SECOND INSERTION

NOTICE TO ADMINISTRATION  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
Case No. : 2025CP002138CPAXWS  
IN RE: ESTATE OF  
TROY JAMES SHULL,  
Deceased.

The Administration of the Estate of Troy James Shull, deceased, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656. The Estate is intestate.

The names and addresses of the personal representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege in Florida Statutes Section 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the Notice of Administration is served who challenges the validity of the will or any codicils, venue, or jurisdiction of the court is required to file any objection with the court in the manner provided in the Florida Probate Rules WITHIN THE TIME REQUIRED BY LAW, which is on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, or those objections are forever barred. The 3-month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), all objections to the validity of a will or any codicils, venue, or the jurisdiction of the court must be filed no later than the earlier of the

try of an Order of Final Discharge of the Personal Representative or 1 year after service of the notice of administration.

A petition for determination of exempt property is required to be filed by or on behalf of any person entitled to exempt property under Section 732.402 WITHIN THE TIME REQUIRED BY LAW, which is on or before the later of the date that is 4 months after the date of service of a copy of the Notice of Administration on such person or the date that is 40 days after the date of termination of any proceeding involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property, or the right of such person to exempt property is deemed waived.

An election to take an elective share must be filed by or on behalf of the surviving spouse entitled to an elective share under Sections 732.201-732.2155 WITHIN THE TIME REQUIRED BY LAW, which is on or before the earlier of the date that is 6 months after the date of service of a copy of the Notice of Administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules.

Personal Representative:  
/s/ Alexis Bucelo Diaz  
Alexis Bucelo Diaz, Esq.

Attorney for Personal Representative:  
s/ Alexis B. Diaz  
Alexis Bucelo Diaz, Esq.  
BUCELO DIAZ LAW PLLC  
2645 Executive Park Drive, Suite 643  
Weston, FL 33331  
Telephone: (954) 399-1910  
Email Address: adiaz@bucelodiaz.com  
Florida Bar No. 86918  
Feb. 27; Mar. 6, 2026 26-00440P

FIRST INSERTION

NOTICE OF PUBLIC SALE

E.J.G., Inc. DBA: Mike's Auto Body gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle on 04/02/2026 at 8:30 AM at 15320 County Line Rd, Spring Hill, FL 34610. Please call 727-862-9474 to arrange payment of \$8446.84 due in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle without judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section FL Statute 713.585. Any proceeds recovered from sale over the amount of lien will be deposited with Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.  
2025 FORD  
VIN# 1FMWK8GC1SGA70292  
February 27, 2026 26-00423P

FIRST INSERTION

NOTICE OF PUBLIC SALE:  
NOTICE IS HEREBY GIVEN THAT ON 03/23/26 AT 08:00 AM THE FOLLOWING VEHICLE(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585. NAME: MECHANICAL & TOWING SERVICES, INC 1FT7W2BT2JEB42516 2018 FORD 9470.70 TEL: 813-697-1791 MV#: MV113144  
LOCATION: 35550 SOPHIE DR ZEPHYRHILLS, FL 33541/  
February 27, 2026 26-00410P

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
Case No. : 2025CP002138CPAXWS  
IN RE: ESTATE OF  
TROY JAMES SHULL,  
Deceased.

The Administration of the Estate of Troy James Shull, deceased, whose date of death was October 10, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

The date of first publication of this notice is February 27, 2026.

Personal Representative:  
/s/ Alexis Bucelo Diaz  
Alexis Bucelo Diaz, Esq.

Attorney for Personal Representative:  
s/ Alexis B. Diaz  
Alexis Bucelo Diaz, Esq.  
BUCELO DIAZ LAW PLLC  
2645 Executive Park Drive, Suite 643  
Weston, FL 33331  
Telephone: (954) 399-1910  
Email Address: adiaz@bucelodiaz.com  
Florida Bar No. 86918  
Feb. 27; Mar. 6, 2026 26-00439P

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
Case No. : 2026-CP-000198-WS  
IN RE: ESTATE OF  
ARLENE F. BONES,  
DECEASED.

The administration of the estate of ARLENE F. BONES, deceased, whose date of death was November 13, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division; File Number 2026-CP-000198-WS; the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative(s) and the personal representative(s)' attorney are set forth below. The Fiduciary lawyer-client privilege in s. 90.5021 FLA. STAT. applies with respect to the personal representative and any attorney employed by the personal representative.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatre, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatre, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS February 27, 2026.

PETITIONER:  
Edward Spindler  
81 Petticoat Lane,  
Annadale, NJ 08801

ATTORNEY FOR  
PERSONAL REPRESENTATIVE:

CARRIE N. FELICE, ESQ.  
Florida Bar No.: 0014292  
ELDER NEEDS LAW, PLLC  
14391 Spring Hill Drive,  
Suite 287  
Spring Hill, FL 34609  
Telephone: (352)204-9611  
carrie@elderneedslaw.com  
probateenl@gmail.com  
Feb. 27; Mar. 6, 2026 26-00441P

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

LV1823Z\_V12

FIRST INSERTION

THENCE RUN NORTH 89 DEGREES 03'06" WEST, A DISTANCE OF 1220.00 FEET TO A POINT; THENCE RUN SOUTH 1 DEGREE 02'53" WEST, A DISTANCE OF 794.51 FEET TO THE P.C. OF A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, 413.07 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 1460.00 FEET, A DELTA OF 16 DEGREES 12'38", A CHORD OF 411.70 FEET BEARING SOUTH 9 DEGREES 09'12" WEST; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT 159.05 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1460.00 FEET, A DELTA OF 6 DEGREES 14'29", A CHORD OF 158.96 FEET BEARING SOUTH 20 DEGREES 22'45" WEST; THENCE RUN SOUTH 88 DEGREES 57'07" EAST, A DISTANCE OF 309.46 FEET TO A POINT; THENCE RUN NORTH 17 DEGREES 04'19" EAST, A DISTANCE OF 156.06 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 57'07" WEST, A DISTANCE OF 299.92 FEET TO THE POINT OF BEGINNING.  
Property address: 7542 Avocet Drive, Wesley Chapel, FL 33544  
You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is

6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE MARCH 30th, 2026

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

DATED this December 22, 2025  
Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
Deputy Clerk: Haley Joyner  
Plaintiff Atty: Padgett Law Group  
6267 Old Water Oak Road,  
Suite 203  
Tallahassee, FL 32312  
attorney@padgettlawgroup.com  
TDP File No. 25-010158-1  
Feb. 27; Mar. 6, 2026 26-00433P

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-62  
Division Probate  
IN RE: ESTATE OF  
TODD N. OKERSTROM,  
DECEASED.

The administration of the estate of Todd N. Okerstrom, deceased, whose date of death was October 16, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 1800 Monroe St., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 27, 2026.

**Personal Representative:**  
**Andrew M. Koons**  
12485 Achasta BLVD.  
Hudson, FL 34669  
Attorney For Personal Representative:  
Blake P. Hampton  
E-Mail addresses:  
nosolicitations@hampton.law  
frontdesk@hampton.law  
Florida Bar No. 99434  
Hampton Law  
8931 Conference Dr Suite 2  
Fort Myers, FL 33919  
Telephone: (239) 309-0090  
Feb. 27; Mar. 6, 2026 26-00447P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000287  
Division Probate  
IN RE: ESTATE OF  
RAYMOND B. BURGOS  
DECEASED.

The administration of the estate of Raymond B. Burgos, deceased, whose date of death was October 27, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 27, 2026.

**Personal Representative:**  
**Octavia Burgos**  
18-82 Palmetto Street  
Ridgewood, New York 11385  
Attorney For Personal Representative:  
Evianna J. Martin, Attorney  
Florida Bar Number: 36198  
Martin Law Firm, PL  
3701 Del Prado Blvd S.  
Cape Coral, Florida 33904  
Telephone: (239) 443-1094  
Fax: (941) 213-1231  
E-Mail:  
eviana.martin@martinlawfirm.com  
Feb. 27; Mar. 6, 2026 26-00442P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2026-CP-0016-WS  
IN RE: ESTATE OF  
VIRGINIA L. SHAMAH  
a/k/a VIRGINIA COY  
DECEASED.

The administration of the estate of Virginia L. Shamah a/k/a Virginia Coy, deceased, whose date of death was November 1, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 27, 2026.

**Personal Representative:**  
**Kathleen N. Krajewski**  
4904 Fleetwood St.  
New Port Richey, Florida 34653  
Attorney For Personal Representative:  
DONALD R. PEYTON  
Attorney  
Florida Bar Number: 516619  
7317 Little Road  
New Port Richey, FL 34654  
Telephone: (727) 848-5997  
Fax: (727) 848-4072  
E-Mail: peytonlaw@yahoo.com  
Secondary E-Mail:  
peytonlaw2@gmail.com  
Feb. 27; Mar. 6, 2026 26-00443P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026CP000292CPAXV  
IN RE: ESTATE OF  
ANTHONY COLLINS LEEVER  
(A/K/A ANTHONY C. LEEVER  
A/K/A TONY LEEVER)  
DECEASED.

The administration of the estate of Anthony Collins Leever (a/k/a Anthony C. Leever, a/k/a Tony Leever, whose date of death was January 16, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 27, 2026.

**Personal Representative:**  
**Jennifer Leever**  
7234 Fairwood Avenue  
New Port Richey, Florida 34653  
Attorney For Personal Representative:  
Tanya Bell, Esq.  
Florida Bar Number: 52924  
Bell Law Firm, P.A.  
2611 Keystone Road, Suite B-1  
Tarpon Springs, Florida 34688  
Telephone: (727) 287-6316  
Fax: (727) 287-6317  
TanyaBell@BellLawFirmFlorida.com  
Felicia@BellLawFirmFlorida.com  
Feb. 27; Mar. 6, 2026 26-00446P

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY,  
FLORIDA

**CASE NO.: 2023-CA-003721**  
**LAKEVIEW LOAN SERVICING,**  
**LLC,**  
**Plaintiff, v.**  
**UNKNOWN PERSONAL**  
**REPRESENTATIVE OF THE**  
**ESTATE OF MARVIN D.**  
**HAWKINS, et al.,**  
**Defendants.**

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on March 26, 2026, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 133, TANGLEWOOD TERRACE UNIT ONE, said Lot and Subdivision being Numbered and Designated in accordance with the Plat of said Subdivision as the same appears of Record in Plat Book 10, Pages 124 through 126, inclusive of the Public Records of Pasco County, Florida. Property Address: 5015 Idlewild Street, New Port Richey, FL 34653

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in

the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

SUBMITTED ON this 20th day of February, 2026.

/s/ Kathryn I. Kasper, Esq.  
Anthony R. Smith, Esq.  
FL Bar #157147  
Kathryn I. Kasper, Esq.  
FL Bar #621188  
Attorneys for Plaintiff

TIFFANY & BOSCO, P.A.  
1201 S. Orlando Ave, Suite 430  
Winter Park, FL 32789  
Telephone: (205) 930-5200  
Facsimile: (407) 712-9201  
Feb. 27; Mar. 6, 2026 26-00437P

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO.

**2023CA004910CAAXWS**  
**LONGBRIDGE FINANCIAL, LLC,**  
**Plaintiff, vs.**  
**PATRICIA I. WATT, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 20, 2025, and entered in 2023CA004910CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein LONGBRIDGE FINANCIAL, LLC is the Plaintiff and PATRICIA I. WATT; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on March 19, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, THOMAS MEIGHAN ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 115, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 7124 JASMINE DR, NEW PORT RICHEY, FL 34652

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

45.031.

**IMPORTANT**  
**AMERICANS WITH DISABILITIES**  
**ACT:** If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 24 day of February, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: fmail@raslg.com  
By: \S\Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
23-162222 - NaC  
Feb. 27; Mar. 6, 2026 26-00450P

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY,  
FLORIDA

**CASE NO.:**  
**2025CA000737CAAXWS**  
**DEUTSCHE BANK NATIONAL**  
**TRUST COMPANY, AS TRUSTEE,**  
**IN TRUST FOR REGISTERED**  
**HOLDERS OF LONG BEACH**  
**MORTGAGE LOAN TRUST 2006-1,**  
**ASSET-BACKED CERTIFICATES,**  
**SERIES 2006-1,**  
**Plaintiff, vs.**

**BIBI R. SEECHARAN; UNKNOWN**  
**SPOUSE OF BIBI R. SEECHARAN;**  
**ASHLEY LAKES HOMEOWNERS**  
**ASSOCIATION, INC.; SURF**  
**CONSULTANTS, INC.; UNKNOWN**  
**TENANT(S) IN POSSESSION**  
**#1 and #2, and ALL OTHER**  
**UNKNOWN PARTIES, et. al.,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated February 10, 2026, entered in Civil Case No.: 2025CA000737CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1, Plaintiff, and BIBI R. SEECHARAN; ASHLEY LAKES HOMEOWNERS ASSOCIATION, INC.; SURF CONSULTANTS, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A JUSTIN SEECHARAN, are Defendants.

NIKKI ALVAREZ-SOWLES, ESQ., The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pasco.realforeclose.com, at 11:00 AM, on the 10th day of June, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 31, BLOCK 12, ASHLEY LAKES PHASE 2A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGES 50 THROUGH 59, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:

Public Information Dept., Pasco County Government Center 7530 Little Rd. New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated: February 17, 2026  
/s/ Brian L. Rosaler  
By: Brian L. Rosaler  
Florida Bar No.: 0174882.  
Attorney for Plaintiff:  
Brian L. Rosaler, Esquire  
Popkin & Rosaler, P.A.  
1701West Hillsboro Boulevard  
Suite 400  
Deerfield Beach, FL 33442  
Telephone: (954) 360-9030  
Facsimile: (954) 420-5187  
24-51505  
Feb. 27; Mar. 6, 2026 26-00434P

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY,  
FLORIDA

**CIVIL DIVISION:**  
**CASE NO.:**  
**51-2025-CA-001694-CAAX-WS**

**LAKEVIEW LOAN SERVICING**  
**LLC,**  
**Plaintiff, vs.**  
**DANIEL RODRIGUEZ; BEACON**  
**WOODS EAST HOMEOWNERS'**  
**ASSN., INC.; BEACON WOODS**  
**EAST MASTER ASSOCIATION,**  
**INC.; THE ESTATES AND**  
**RESERVE OF BEACON**  
**WOODS PROPERTY OWNERS**  
**ASSOCIATION, INC.; ANGELICA**  
**RODRIGUEZ; UNKNOWN**  
**TENANT**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 18 day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

A PORTION OF LOTS 1, 2, 3, 4. LOT 79, THE ESTATES OF BEACON WOODS GOLF AND COUNTRY CLUB PHASE 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 104, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 8539 CORAL CREEK LOOP, HUDSON, FL 34667

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 23 day of February 2026.  
By: /s/ Lindsay Maisonet  
Lindsay Maisonet, Esq.  
Bar Number: 93156  
Submitted by: De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO FLA.  
R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
25-00738  
Feb. 27; Mar. 6, 2026 26-00428P

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT  
IN AND FOR PASCO COUNTY,  
FLORIDA

**CASE NO.:**  
**2025CA003626CAAXES**  
**LAKEVIEW LOAN SERVICING,**  
**LLC,**  
**Plaintiff, v.**  
**DANIEL SEAN-FARNANDEZ**  
**RUFUS, et al.,**  
**Defendants.**

TO: Lisa Marsey  
19709 Midessa Drive  
Middletown, DE 19709  
Lisa Marsey  
291 Momoe St.  
Delaware City, DE 19706  
Unknown Heir, Beneficiary and Devisee 1 of the Estate of Russell Farnandez a/k/a Russell E. Farnandez a/k/a Russell Edward Farnandez, Jr., Deceased

Last known address: Unknown  
Unknown Heir, Beneficiary and Devisee 2 of the Estate of Russell Farnandez a/k/a Russell E. Farnandez a/k/a Russell Edward Farnandez, Jr., Deceased  
Last known address: Unknown

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida:

Lot 89, LAKE PADGETT SOUTH UNIT ONE, according to the map or plat thereof, as the same is recorded in Plat Book 13, Pages 125-127 inclusive, of the Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written

defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE MARCH 30TH, 2026

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this February 24, 2026

Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
Deputy Clerk: Haley Joyner  
Anthony R. Smith, Esquire,  
the Plaintiff's attorney,  
Tiffany & Bosco, P.A.,  
1201 S. Orlando Ave, Suite 430,  
Winter Park, FL 32789  
Feb. 27; Mar. 6, 2026 26-00436P

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT, SIXTH  
JUDICIAL CIRCUIT, IN AND FOR  
PASCO COUNTY, FLORIDA  
**CASE NO.: 2025CA003705CAAXWS**  
**DIVISION: J6**

**JOSEPH E. HUNTLEY, an individual, and STARSIDNE COTTAGE, LLC, a North Carolina limited liability company, Plaintiffs, vs. MICHAEL TOLBA, an individual; and RONALD LEON ROZANKOWSKI and JOANN ROZANKOWSKI, parties in possession of O Old County Road 54, New Port Richey, Florida 34653 (Ref No. 14-26-16-0000-00300-0010), Defendants.**

TO: MICHAEL TOLBA  
1300 East Riverside Drive, Unit A207,  
Austin Texas 78741, 3121 Gulf Blvd.,  
Belleair Beach, Florida 33786  
Current address: Unknown

YOU ARE HEREBY NOTIFIED that an action to foreclose a Mortgage on the following property located in Lee County, Florida:

Parcel ID:  
14-26-16-0000-00300-0010  
A PORTION OF THE SOUTH-

WEST ¼ OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTH ¼ CORNER OF SAID SECTION 14, THENCE NORTH 00 DEGREES 24'34" EAST, 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 54 AS NOW ESTABLISHED; THENCE NORTH 89 DEGREES 31'27" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 656.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 89 DEGREES 31'27" WEST, 1,069.82 FEET; THENCE NORTH 00 DEGREES 00'08" EAST, 735.99 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF PARK LAKE ESTATES UNIT FOUR, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 17, PAGE 123, 124 AND

125, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 59'52" EAST ALONG SAID SOUTHERLY BOUNDARY OF PARK LAKE ESTATES UNIT FOUR, 95.00 FEET; THENCE SOUTH 00 DEGREES 00'08" WEST ALONG THE WESTERLY BOUNDARY OF SAID PARK LAKE ESTATES UNIT FOUR, 305.00 FEET; THENCE SOUTH 89 DEGREES 59'52" EAST ALONG SAID SOUTHERLY BOUNDARY OF PARK LAKE ESTATES UNIT FOUR, 265.00 FEET; THENCE SOUTH 00 DEGREES 00'08" WEST ALONG SAID WESTERLY BOUNDARY OF PARK LAKE ESTATES UNIT FOUR, 10.96 FEET; THENCE SOUTH 89 DEGREES 59'52" EAST ALONG SAID SOUTHERLY BOUNDARY OF PARK LAKE ESTATES UNIT FOUR, 68.85 FEET; THENCE SOUTH 00 DEGREES 00'08" WEST ALONG SAID WESTERLY BOUNDARY OF PARK LAKE ESTATES UNIT FOUR, 56.54 FEET; THENCE SOUTH 89 DEGREES 59'52"

EAST ALONG SAID SOUTHERLY BOUNDARY OR PARK LAKE ESTATES UNIT FOUR, 134.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF PARK LAKE ESTATES UNIT ONE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 15, PAGES 111 AND 112, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 28'33" WEST ALONG SAID WESTERLY BOUNDARY OF PARK LAKE ESTATES UNIT ONE, 18.13 FEET; THENCE SOUTH 89 DEGREES 31'27" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID PARK LAKE ESTATES UNIT ONE, 530.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAWGRASS BOULEVARD, AS NOW ESTABLISHED; THENCE SOUTH 00 DEGREES 28'33" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 50.00 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 06 DEGREES 11'11" WEST, 201.00

FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 28'33" WEST, 100.00 FEET TO THE POINT OF BEGINNING, Including the building, appurtenances, and fixtures located thereon.

Property Address: 0 Old County Road 54, New Port Richey, Florida 34653 (the, "Property").

Filed against you and you are required to serve a copy of your written defenses, if any, to it, on Liana Rothstein Hood, Esquire of Ansbacher, Schneider & Trager, P.A., Plaintiff's attorney, whose address is 5150 Belfort Road, Bldg. 100, Jacksonville, Florida 32256, on or before MARCH 30TH, 2026, (no later than 30 days from the date of the first publication of this Notice) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition filed herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are

entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

DATED ON February 12, 2026,  
Nikki Alvarez-Sowle, ESQ.s  
Pasco County Clerk of the Circuit  
Cour & County Comptroller  
BY: Haley Joyner  
As Deputy Clerk

Liana Rothstein Hood, Esquire  
Ansbacher, Schneider & Trager, P.A.  
5150 Belfort Road, Bldg. 100  
Jacksonville, Florida 32256  
Attorney for Plaintiff  
Feb. 27; Mar. 6, 2026 26-00427P

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
**PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY FLORIDA  
CIRCUIT CIVIL DIVISION  
**CASE NO.:**

**2025CA002438CAAXWS**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v. PATRICK KELLY, et al., Defendants.**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated February 10, 2026, issued in and for Pasco County, Florida, in Case No. 2025CA-002438CAAXWS, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and PATRICK KELLY and CYNTHIA KELLY are the Defendants.

The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on April 13, 2026, at electronic sale beginning at 11:00 AM, at www.pasco.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit: LOT 2, FLOR-A-MAR SUBDIVISION, SECTION 12-G, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 9, PAGE 134, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 5308 Pilots Place, New Port Richey, FL 34652

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

**IMPORTANT**

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: This 18th day of February, 2026.

Respectfully submitted,  
HOWARD LAW  
902 Clint Moore Road,  
Suite 220  
Boca Raton, FL 33487  
Telephone: (954) 893-7874  
Facsimile: (888) 235-0017  
Designated Service E-Mail:  
Pleadings@HowardLaw.com  
By: /s/ Matthew B. Klein  
Matthew B. Klein, Esq.  
Florida Bar No.: 73529  
E-Mail: Matthew@HowardLaw.com  
Feb. 27; Mar. 6, 2026 26-00429P

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISION:

**Case Number 2025-CA-003547-WS**  
**JEFCO PROPERTIES, LLC, A Florida limited liability company, Plaintiff, vs. KELLY HERMAN; MILLPOND LAKES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation; MIKE FASANO in his capacity as PASCO COUNTY TAX COLLECTOR; and BRUCE BARTLETT in his Capacity as STATE ATTORNEY FOR SIXTH JUDICIAL CIRCUIT, FLORIDA Defendants.**

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated FEBRUARY 20, 2026, and entered in Case No. 2025-CA-003547-WS of the Circuit Court of the SIXTH Judicial Circuit, in and for PASCO County, Florida, JEFCO PROPERTIES, LLC, A Florida limited liability company (hereinafter "Plaintiff") is the Plaintiff, and KELLY HERMAN; MILLPOND LAKES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation; MIKE FASANO in his capacity as PASCO COUNTY TAX COLLECTOR; and BRUCE BARTLETT in his Capacity as STATE ATTORNEY FOR SIXTH JUDICIAL CIRCUIT, FLORIDA are Defendants. The Clerk of Court will sell to the highest and best bidder for cash in an on-line sale at www.pasco.realforeclose.com on APRIL 16, 2026, AT 11:00 A.M. the following described property as set forth in said Final Judgment, to wit:

Unit 124 of MILLPOND LAKES, a Condominium, Phase I, a Condominium according to the Dec-

laration of Condominium thereof, recorded in Official Records Book 1855, Page(s) 678, and subsequent amendments thereto, and as recorded in Condominium Plat Book 5, Pages 21 through 30, of the Public Records of Pasco County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification:  
12-26-16-0080-00000-1240  
Commonly Known As:  
4515 Whitton Avenue, Unit 124,  
New Port Richey, Pasco County,  
Florida 34653

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V), or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V), at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is fewer than seven days. If you are hearing or voice impaired, call 711.  
Chad T. Orsatti, Esq.  
Orsatti & Associates, P.A.  
Florida Bar No. 0168130  
2925 Alternate 19 North, Suite B  
Palm Harbor, FL 34683  
727-772-9060  
chad@orsattilaw.com  
Feb. 27; Mar. 6, 2026 26-00432P

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR PASCO  
COUNTY

**GENERAL JURISDICTION**  
**DIVISION**

**CASE NO. 2025CA002516CAAXES**  
**NATIONSTAR MORTGAGE LLC, Plaintiff, vs. XENOS JOHNSON A/K/A XENOS JOHNSON, JR., et al., Defendant.**

To the following Defendant(s):  
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF SHANITA JOHNSON A/K/A S. JOHNSON A/K/A SHANITA JONES JOHNSON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEE, OR OTHER CLAIMANTS  
ADDRESS: UNKNOWN  
XENOS JOHNSON A/K/A XENOS JOHNSON, JR.  
9631 SIMEON DRIVE, LAND O' LAKES, FL 34638

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN  
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 13, BLOCK 9 OF ASBEL ESTATES PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE(S) 85 THROUGH 94, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B Lea, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite

155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before March 30th, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and seal of said Court on the 19th day of February, 2026.

NIKKI ALVAREZ-SOWLES, ESQ.  
CLERK OF COURT  
OF PASCO COUNTY  
(SEAL) BY: Shakira Ramirez Perez  
Deputy Clerk

MCCALLA RAYMER LEIBERT  
PIERCE, LLP  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: AccountsPayable@mccalla.com  
24-10773FL  
Feb. 27; Mar. 6, 2026 26-00431P

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION

**CASE NO. 2025CA000491CAAXWS**  
**WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY, N.A., Plaintiff, vs. NICHOLAS HAMER, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 20, 2025, and entered in 2025CA000491CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY, N.A. is the Plaintiff and NICHOLAS HAMER; SHANNON M. HAMER are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on March 18, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK F, GROVE PARK, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE(S) 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Property Address: 4743 DRIFT TIDE DRIVE, NEW PORT RICHEY, FL 34652

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor-

dance with Florida Statutes, Section 45.031.

**IMPORTANT**

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 24 day of February, 2026.  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
23-137650 - MiM  
Feb. 27; Mar. 6, 2026 26-00449P

## FIRST INSERTION

**NOTICE OF ACTION -**  
**CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**CASE NO.**

**2025CA003337CAAXWS**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR DEEPHAVEN RESIDENTIAL MORTGAGE TRUST 2021-3, Plaintiff, vs. ROBERT SCOTT CAMPBELL, et. al. Defendant(s).**

TO: ROBERT SCOTT CAMPBELL, UNKNOWN SPOUSE OF ROBERT SCOTT CAMPBELL, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

TO: SWEETPEA HOLDINGS LLC, whose business address is unknown.  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
LOT 3, BLOCK 25, FLOR-A-MAR SECTION 15-B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 72, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before MARCH 30TH

2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this Court at Pasco County, Florida, this February 19, 2026

NIKKI ALVAREZ-SOWLES  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: Haley Joyner  
DEPUTY CLERK  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
25-322061  
Feb. 27; Mar. 6, 2026 26-00435P

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY,  
FLORIDA

**CASE NO. CASE NO.**

**2025CA003612CAAXWS**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIZATION TRUST 2006-A5CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-E, Plaintiff, vs. CAROL L. BELL; JOSEPH P. BELL, ET AL. Defendant**

To the following Defendants:  
JOSEPH P. BELL (CURRENT RESIDENCE UNKNOWN)  
Last Known Address:  
4243 CHIPMUNK DR.,  
NEW PORT RICHEY, FL 34653  
YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 348, PARK LAKE ESTATES UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 123 THROUGH 125, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
A/KIA 4243 CHIPMUNK DRIVE, NEW PORT RICHEY FL 34653  
has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose

address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before MARCH 30, 2026, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Nichole Alvarez-Sowles  
Pasco County Clerk & Comptroller  
By Shawn Craig  
As Deputy Clerk  
Feb. 27; Mar. 6, 2026 26-00438P

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY**  
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION  
**Case #: 2025CA001390CAAXES DIVISION: J4**

**Truist Bank Plaintiff, -vs.- Sharon Vickers-Cook as personal representative of the estate of Nathaniel Sims; et al. Defendant(s).**  
 TO: Natalie A. Sims a/k/a Natalie Simms: 36334 Spanish Rose Drive, Dade City, FL 33525 and Unknown Spouse of Natalie A. Sims a/k/a Natalie Simms: 36334 Spanish Rose Drive, Dade City, FL 33525 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant (s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:

LOT 13, BLOCK A, SUWANNEE LAKESIDE PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 83, PAGES 111 THROUGH 120, INCLUSIVE, OF THE PUBLIC

RECORDS OF PASCO COUNTY, FLORIDA. more commonly known as 36334 Spanish Rose Drive, Dade City, FL 33525.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before MARCH 30TH, 2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of this Court on the February 24, 2026.

Nikki Alvarez-Sowles, Esq.  
 Circuit and County Courts  
 (SEAL) By: Haley Joyner  
 Deputy Clerk

LOGS LEGAL GROUP LLP,  
 Attorneys for Plaintiff,  
 750 Park of Commerce Blvd., Suite 130,  
 Boca Raton, FL 33487  
 25-332867 FC01 SUT  
 Feb. 27; Mar. 6, 2026 26-00430P

FIRST INSERTION

**NOTICE OF ACTION**  
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION  
**CASE NO.: 2025-CA-002940**

**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JOHN RODNEY PAUL AKA JOHN R. PAUL AKA JOHN PAUL, DECEASED, et al, Defendant(s).**

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JOHN RODNEY PAUL AKA JOHN R. PAUL AKA JOHN PAUL, DECEASED  
 Last Known Address: Unknown  
 Current Address: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: on or before DEC 03 2018 LOT 696, JASMINE LAKES UNIT 6B ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 102 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A 8006 PORTAGE DR PORT RICHEY FL 34668

has been filed against you and you are required to serve a copy of your written defenses within 30 days after the first publication, if any, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623, and

file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

\*\*See the Americans with Disabilities Act

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654

Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this court on this 30 day of Oct, 2018.

Nikki Alvarez-Sowles  
 Clerk & Comptroller  
 Clerk of the Circuit Court  
 By: Shawn Craig  
 Deputy Clerk

Albertelli Law  
 P.O. Box 23028  
 Tampa, FL 33623  
 tna-25-011272  
 Feb. 27; Mar. 6, 2026 26-00448P

# ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.

## 1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it

## 2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians

## 3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice

## 4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law

### Types Of Public Notices

Citizen Participation Notices	Commercial Notices	Court Notices
<ul style="list-style-type: none"> <li>Government Meetings and Hearings</li> <li>Meeting Minutes or Summaries</li> <li>Agency Proposals</li> <li>Proposed Budgets and Tax Rates</li> </ul>	<ul style="list-style-type: none"> <li>Land and Water Use</li> <li>Creation of Special Tax Districts</li> <li>School District Reports</li> <li>Zoning, Annexation and Land Use Changes</li> </ul>	<ul style="list-style-type: none"> <li>Unclaimed Property, Banks or Governments</li> <li>Delinquent Tax Lists, Tax Deed Sales</li> <li>Government Property Sales</li> <li>Permit and License Applications</li> </ul>
		<ul style="list-style-type: none"> <li>Mortgage Foreclosures</li> <li>Name Changes</li> <li>Probate Rulings</li> <li>Divorces and Adoptions</li> <li>Orders to Appear in Court</li> </ul>

### Stay Informed, It's Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

## PUBLISH YOUR LEGAL NOTICE

**We publish all Public sale, Estate & Court-related notices**

- Simply email your notice to [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**

## PUBLIC NOTICES

## An American Tradition

Public notice is an important tool in assuring an informed citizenry. Notices are mandated by legislatures to make sure there is a public window into the activities of governments, officers of the court and others holding a public trust. There are four key elements to a valid public notice. It should be executed by an entity outside the one mandated to provide notice, so proper checks and balances are in place.

A public notice informs citizens of government or government-related activities that affect citizens' everyday lives. A public notice typically has four elements:

- **Independent:** A public notice is published in a forum independent of the government, typically in a local newspaper.
- **Archivable:** A public notice is archived in a secure and publicly available format.
- **Accessible:** A public notice is capable of being accessed by all segments of society.
- **Verifiable:** The public and the source of the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

*(Adapted from the Public Resource Notice Center)*

## Types of Public Notices

There are three standard types:

• **Citizen participation notices** inform the public about proposed government action and allow the public time to react to such proposals.

One such example is a public hearing notice.

• **Business and commerce notices**

relate to government contracts and purchases. Notices of contract bids allow citizens to ensure that the government is operating in accordance with principles of equal opportunity and is acting responsibly in spending taxpayer money.

• **Court notices** are required of many non-governmental entities that

use public powers or institutions in some way. Examples include notices of home mortgage foreclosures, which can provide a public alert of widespread credit problems, fraud in underwriting and a basis for analyses of housing trends.

This notice allows the public to object to an appointment based on any conflict of interest.

## The history of public notices

Public notices existed long before the emergence of newspapers. The concept itself began when early civilizations posted notices in public squares. This crude method was eventually refined with the publication of the first English language newspaper in 1665 — a court newspaper called the Oxford Gazette. After being renamed The London Gazette, this official newspaper carried notices from the King's Court, London

officials and outlying regions.

The American system is modeled after the British system. State governments published public notices before America's founding, and the newly-created federal government followed suit. In 1789, the Acts of the First Congress required the Secretary of State to publish all bills, orders, resolutions and congressional votes in at least three publicly available newspapers.

An important premise both in federal

and local governments of the United States, as well as in many republics around the world, is that information about government activities must be accessible for the electorate to make well-informed decisions.

Public notices in newspapers still provide this accessibility to citizens who want to know more about government activities. Public notice laws serve to outline the most effective method of reaching the public.

## Public notice supports due process

Public notices are integral to democratic governance and stem from the right to "due process of law" guaranteed by the federal and state constitutions. Due process of law protects Americans' rights from arbitrary or wrongful violations. This concept has two parts: substantive due process and procedural due process.

Substantive due process refers to the

types of rights that are protected. Procedural due process refers to the means of protecting those rights.

Substantive due process ensures that certain basic rights are not violated, while procedural due process may require suitable notice and a hearing before a government or court-appointed body can act in a way that may affect those basic rights.

Public notices play a vital role in

substantive and procedural due process because they provide a window into government actions and also afford notice to citizens of actions about to take place so they may exercise their constitutional right to be heard. Notification not only informs the individual or entity most directly affected, but it also informs the public, which has an interest in knowing how public powers are being used.

## THE RISKS OF NOTICES ONLY ON THE INTERNET

Although it has been part of American society for a quarter-century as a network for scholars and government agencies, the Internet has been widely used by citizens for about 15 years.

Because of its structure with computer clients and servers, information packets and open-network codes, the Internet remains vulnerable and sometimes unstable. Power surges, corrupted software and downed servers can disrupt access. Government agencies cannot ensure that information located on a server is secure.

Even a highly technological site like that of the Pentagon's has been affected. In June 2007, the Pentagon was forced to take about 1,500 computers off-line because of a cyber-attack. Then-Defense Department Secretary Robert Gates stated that the Pentagon sees hundreds of attacks every day.

Public notices guard our constitutional right to due process of law by informing citizens of government action and providing proof of publication via notarized affidavits of publication. Unlike the time-tested and trusted local newspapers that citizens have come to rely on for public notices, the Internet is an unstable medium for information. While it is valuable tool in disseminating information, it has not yet reached a level of sophistication and technological stability that would justify its supplanting newspapers as the primary venue for public notices.

It is still uncertain how a "Net" affidavit could show proof of a public notice publication when constant technological change makes any attempt at archiving and accessing such a document online for any significant time dubious.

No less problematic for the Internet is its reach. Those who live in rural areas where broadband does not exist and others who simply cannot afford the Internet cannot access web public notices. In situations where foreclosures are on the rise due, in part, to predatory mortgage lending, more, not less, access to public notices is needed to better inform citizens about their rights and their choices.

It is difficult to justify, then, moving public notices from newspapers only to public-notice Web sites administered either by already over-burdened state governments or by third-party vendors who lack the experience and long-term viability newspapers have proven in publishing notices.

So far in the Internet age, newspapers remain the most trusted and primary method for providing citizens access to public notices.

## WHY NEWSPAPERS?

## Newspapers are the primary source

Newspapers, founded on the constitutional right of free press, have been serving the public's right to know in America since pre-colonial times and on the European continent since the 17th century. Because of their traditional information role in society and their long-established independence, newspapers remain the primary source for publishing public notices.

Upholding the public's right to know is essential to our country's way of life. Our government governs with the consent of the people, and this consent must be informed. Local newspapers keep the public informed about the inner workings of their respective state and local governments, thereby allowing citizens to participate more fully in the democratic process. Without this participation, the potential for misguided policies increases.

## Newspaper tradition

Newspapers allow the government to notify the public of government actions. The government has a fundamental responsibility to ensure adequate notification to the public of its actions. Therefore, the government has a duty to make sure the methods used in satisfying this responsibility are the most effective.

Newspapers provide neutrality from government and credible distance from political pressures or partisan disagreements. Local and community newspapers serve as third-party reporters to the public, publishing information that can be beneficial or sometimes detrimental to the government's public image. They provide an environment for notices that the

public traditionally has regarded as neutral. Public notices in this print environment gain credibility because of the long history of trust in the local newspaper.

Placing notices on government Web sites undermines this neutral interest and removes a critical check and balance. While it may seem appealing on the surface in an age of ever-more sophisticated government Web sites, the potential for mishandling is great.

On the other hand, public notices in independent newspapers increase government transparency by opening up the decision-making process to the public's eyes. Without this oversight, local governments could enact controversial policies without input from the public.

Newspapers serve as effective monitors of governments and ensure that they publish information as required by law. Public notices are typically required by a statute or a regulation. The independent press can provide a valuable civic role by helping to monitor that the notices were published when required. If governments were responsible for publishing their own notices, no neutral and independent entity would have the incentive and the means to track public-notice publication.

## Newspapers: The best medium for public notices

Newspapers, for the most of the republic's history, have been the accepted medium for public notices. This is exactly where the public, even infrequent readers, expects to find them. In addition, specialized publications, such as legal newspapers, are well known for

providing public notices to the population through legal communities. Other general interest newspapers, such as county seat weeklies, are the forum where county citizens expect to locate notices of important public business. Furthermore, the vast majority of these notices arrive at citizens' homes in a context that compels readership (amid local news, sports features and other content).

Another reason for the effectiveness of newspapers is that newspapers provide valid evidence of readership.

Legislatures are rightly concerned about web-only notices, given the digital divide between rich and poor, rural and urban residents. The Internet is either too costly or simply geographically unavailable to large segments of society.

## Notices become historical records

The newspaper as paper of record is an important factor in the public policy of notices. Government Web sites cannot provide a secure archival history the way newspapers can. Electronic records lack permanence and can easily be intentionally or accidentally erased. Even the Library of Congress has recognized this shortcoming and has embarked upon a major project to attempt to archive digital records that are in danger of being "forever lost" due to Internet impermanence.

Despite these problems, the federal courts unwisely approved a rule change to the Federal Rules of Civil Procedure recently that would

move notices of federal asset forfeitures out of newspapers and onto a Web site administered by the Department of Justice. Yet, the courts have little research to show that the Justice Department's Web site will produce viable, accessible, archivable notices.

While Internet web pages pose serious archiving challenges, newspapers, on the other hand, become historical documents. They are oriented and published with a date on every page. They cannot be deceptively altered after printing as a web page could. Historians, judges, lawyers, genealogists and researchers, to name only a few, use newspapers and public notices in particular as sources for records.

## Newspaper notices protect due process

Procedural due process, as granted by the U.S. Constitution and interpreted by courts, generally requires an individual to receive notice and a hearing before he or she is deprived of certain rights or property. For example, before a person's home is sold by a county sheriff at a foreclosure sale, he or she must receive notice of the foreclosure sale and an opportunity to save the house from foreclosure. If the owner does not receive the notice, he may challenge the sale in court. The court may then void the sale or prevent the sale from happening to protect due process.

Newspapers are generally paid to run public notices, which recognizes that their publication creates a cost in paper, ink and delivery.



SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

Notice Of Public Sale
The following personal property of:
Daniel Allan McDonald will on March 9, 2026 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:
2013 KIA Soul Motor Vehicle, VIN: KNDJT2A51D7512171, TITLE: 110144770
And all other personal property located therein
Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607, February 20, 27, 2026 26-00398P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000300TDAXXX
NOTICE IS HEREBY GIVEN, That HAZEL PASCUAL / EVELYN MARSHALL, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1607883
Year of Issuance: 06/01/2017
Description of Property: 33-24-18-0000-01800-0000 SOUTH 45 FT OF NORTH 90 FT OF EAST 70 FT OF WEST 310 FT OF NE1/4 OF NE1/4 OF SEC 33 SUBJECT TO EASEMENT FOR INGRESS & EGRESS OVER EAST 10 FT THEREOF OR 2083 PG 583
Name(s) in which assessed: GLEN MILLER DARLENE MILLER
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on March 19, 2026 at 10:00 am.
January 29, 2026
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
Feb. 13, 20, 27; Mar. 6, 2026 26-00290P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000306TDAXXX
NOTICE IS HEREBY GIVEN, That SANDY MCDONALD, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1900386
Year of Issuance: 06/01/2020
Description of Property: 27-23-21-0000-05500-0000 COM 75.00 FT SOUTH OF NE COR OF NW1/4 OF SW1/4 TH WEST 160.00 FT FOR POB TH WEST 50.00 FT TH SOUTH 50.00 FT TH EAST 50.00 FT TH NORTH 50.00 FT TO POB OR 3817 PG 775
Name(s) in which assessed: ROBERT L BROWN
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on March 19, 2026 at 10:00 am.
January 29, 2026
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
Feb. 13, 20, 27; Mar. 6, 2026 26-00294P

SECOND INSERTION

NOTICE TO CREDITORS
RE: ROBERT WILLIAM WHELAN, Deceased
TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT
The above-named Decedent, established a Living Trust, entitled ROBERT WHELAN LIVING TRUST, dated NOVEMBER 4, 2024, died on JANUARY 3, 2026
The name(s) and address(es) of the Trustee(s) is/are set forth below.
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/

or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.
The date of the first publication of this Notice is February 20, 2026.
Rebecca Strand, Co-Trustee
2612 Reeds Villa LN. SW
Alexandria, MN 56308
Mary E. Christman, Co-Trustee
8436 Angela Ct.
Zephyrhills, FL 33541
February 20, 27, 2026 26-00391P

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NUMBER: 2025CA000535CAAXES
DIVISION: Y
ZEPHYRHILLS COMMUNITY REDEVELOPMENT AGENCY, a Florida Dependent Special District, Plaintiff, v.
CLAY WHITWORTH, RANDY WHITWORTH, TOD WHITWORTH, AND KARI LEAH WHITWORTH SURRAT, Defendants.
TO: Defendants: KARI LEAH WHITWORTH SURRAT and all parties having or claiming to have any right, title, or interest in the property herein described:
YOU ARE NOTIFIED that an action to quiet title to the following described real property in Pasco County, Florida:
Lot 4, less the North 20 feet thereof, and all of Lots 5 and 6, Block 23, Plat of a Town of Zephyrhills, according to the plat thereof recorded in Plat Book 1, Page 54, Public Records of Pasco County, Florida (the "Property")
Parcel ID: 11-26-21-0010-02300-0030
Property Address: 5855 11th Street, Zephyrhills, Florida 33542
5901 11th Street, Zephyrhills, Florida 33542
has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Matthew E. Maggard, Esq., Plaintiff's attorney, whose address is Shumaker, Loop & Kendrick, LLP, 13134 US Highway 301, Dade City, Florida 33525, on or before MARCH 9TH, 2026 and to file the original with the Clerk of this Court ei-

ther before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
The action to quiet title was instituted in the Sixth Judicial Circuit Court for Pasco County in the State of Florida and is styled as follows: ZEPHYRHILLS COMMUNITY REDEVELOPMENT AGENCY v. CLAY WHITWORTH, RANDY WHITWORTH, TOD WHITWORTH AND KARI LEAH WHITWORTH SURRAT.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
DATED: January 28, 2026.
Nikki Alvarez-Sowles, Esq. Clerk & Comptroller
Pasco County, Florida (SEAL)
Deputy Clerk: Haley Joyner
Matthew E. Maggard, Esq., Plaintiff's attorney, Shumaker, Loop & Kendrick, LLP, 13134 US Highway 301 Dade City, Florida 33525
Feb. 6, 13, 20, 27, 2026 26-00231P

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2025CA004164CAAXWS
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL1 TRUST, MORTGAGE-BACKED NOTES, SERIES 2017-RPL1, Plaintiff, vs.
LYNNE ORTIZ, et. al. Defendant(s),
TO: LYNNE ORTIZ, UNKNOWN SPOUSE OF LYNNE ORTIZ, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 2, BLOCK B, WEDGEWOOD VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 150, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 03/23/2026 (/30 days from Date of First Publica-

tion of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
WITNESS my hand and the seal of this Court at Pasco County, Florida, this February 18, 2026
NIKKI ALVAREZ-SOWLES CLERK OF THE CIRCUIT COURT (SEAL) BY: Shakira Ramirez Pagan DEPUTY CLERK
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-296852
February 20, 27, 2026 26-00404P

FOURTH INSERTION

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE
NOTICE BY PUBLICATION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2025CC002488CAAXES
ONE STOP SOLUTIONS WC LLC, Plaintiff, vs.
KAREN ELENBAUM; et al., Defendants.
TO: ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH ESTATE OF HELEN ROHM, DECEASED
Last Known Address: 8151 Hamster Dr., Zephyrhills, FL 33540
Current Address: Unknown
YOU ARE HEREBY NOTIFIED that Declaratory Judgment action regarding that certain Mobile Home, VIN# T3569732A/B; Title #19264502 I 19264503; located at 8151 Hamster Dr., Zephyrhills, FL 33540, in Pasco County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Christian Savio, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 NW Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, on or before MARCH 9TH, 2026 (which is a date not less than 28 nor more than 60 days after the first publication day of this Notice of Action) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney

or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
WITNESS my hand and seal of this Court this January 28, 2026.
NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Circuit Court
By: Haley Joyner As Deputy Clerk
Melisa Manganelli, Esq. Law Offices of Mandel, Manganelli & Leider, P.A. Attorneys for Plaintiff
1900 N.W. Corporate Boulevard, Suite 305W
Boca Raton, FL 33431
servicesmandel@gmail.com
Feb. 6, 13, 20, 27, 2026 26-00228P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025CA002391CAAXWS
WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CSMC 2021-RPL4 Plaintiff vs.
THE ESTATE OF DAVID A. SLINGERLAND; ET.; AL. Defendants
TO: All unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants
c/o Andrew M. Lyons, Esq.
4103 Little Rd
New Port Richey, FL 34655
pleadings@lyonslawgroup.com
YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in Pasco County, Florida regarding the subject property with a legal description, to-wit:
TRACT 24, OF THE UNRECORDED PLAT OF GRAY'S HIGHLAND SUBDIVISION, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, GO THENCE NORTH 89 DEGREES 54'47" ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1,974.84 FEET; THENCE SOUTH 32 DEGREES 50'45" WEST, A DISTANCE OF 540.92 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 32 DEGREES 50'45" WEST A DISTANCE OF 135.00 FEET; THENCE NORTH 64 DEGREES 06'32 WEST A DISTANCE OF 590.00

FEET; THENCE NORTH 50 DEGREES 45'35" WEST A DISTANCE OF 185.71 FEET; THENCE 70 DEGREES 43'40" EAST A DISTANCE OF 791.74 FEET TO THE POINT OF BEGINNING.
ALONG WITH A MOBILE HOME:
Year: 1995
Make: Homes of Merit
Serial#: FLHML P67512429A & FLHMLP67512429B
Title: 69267373 & 69267374
you are required to serve a copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiff's attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 34237 and the Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@Gassellaw.com, within 30 days from the first date of publication on or before 03/23/2026, and file the original with the clerk of this court at 7530 Little Road - Suite 220, New Port Richey, Florida 34654 either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
DATED ON February 18, 2026
Nikki Alvarez-Sowles CLERK OF THE COURT (SEAL)
Shakira Ramirez Pagan As Deputy Clerk
February 20, 27, 2026 26-00405P

OFFICIAL COURTHOUSE WEBSITES

- MANATEE COUNTY manateeclerk.com
SARASOTA COUNTY sarasotaclerk.com
CHARLOTTE COUNTY charlotteclerk.com
LEE COUNTY leeclerk.org
COLLIER COUNTY collierclerk.com
HILLSBOROUGH COUNTY hillsclerk.com
PASCO COUNTY pascoclerk.com
PINELLAS COUNTY mypinellasclerk.gov
POLK COUNTY polkcountyclerk.net
ORANGE COUNTY myorangeclerk.com

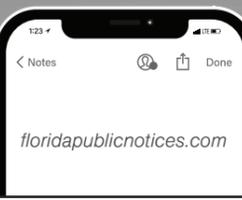
PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu option

Email legal@businessobserverfl.com



CHECK OUT YOUR LEGAL NOTICES



## --- TAX DEEDS / ACTIONS ---

THIRD INSERTION
<p><b>Notice of Application for Tax Deed 2025XX000299TDAXXX</b></p> <p>NOTICE IS HEREBY GIVEN, That HAZEL R PASCUAL, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1609203 Year of Issuance: 06/01/2017</p> <p>Description of Property: 25-24-20-0000-02500-0000 THAT PART OF E1/2 OF NE1/4 OF SEC LYING EAST OF FORMER ACL RR R/W &amp; SOUTH OF SR 578 R/W PER DB 168 PG 188 OR 8197 PG 1863</p> <p>Name(s) in which assessed: PEH EE MENG</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on March 19, 2026 at 10:00 am.</p> <p>January 29, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk Feb. 13, 20, 27; Mar. 6, 2026 26-00289P</p>

THIRD INSERTION
<p><b>Notice of Application for Tax Deed 2025XX000301TDAXXX</b></p> <p>NOTICE IS HEREBY GIVEN, That HAZEL PASCUAL / EVELYN MARSHALL, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1607882 Year of Issuance: 06/01/2017</p> <p>Description of Property: 33-24-18-0000-01700-0000 NORTH 45 FT OF EAST 70 FT OF WEST 310 FT OF NE1/4 OF NE1/4 OR 1399 PG 1711</p> <p>Name(s) in which assessed: GLEN E MILLER DARLENE K MILLER</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on March 19, 2026 at 10:00 am.</p> <p>January 29, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk Feb. 13, 20, 27; Mar. 6, 2026 26-00291P</p>

THIRD INSERTION
<p><b>Notice of Application for Tax Deed 2025XX000305TDAXXX</b></p> <p>NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2107176 Year of Issuance: 06/01/2022</p> <p>Description of Property: 23-25-16-0110-00001-0600 THE LAKES UNIT 6 PB 20 PG 130 LOT 1060 OR 4120 PG 922 OR 4573 PG 539</p> <p>Name(s) in which assessed: EILEEN M WARD JOHN W ERDMANN WILLARD H ERDMANN</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on March 19, 2026 at 10:00 am.</p> <p>January 29, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk Feb. 13, 20, 27; Mar. 6, 2026 26-00293P</p>

THIRD INSERTION
<p><b>Notice of Application for Tax Deed 2025XX000322TDAXXX</b></p> <p>NOTICE IS HEREBY GIVEN, That FRANCES M CAMPBELL-HUNT, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2008811 Year of Issuance: 06/01/2021</p> <p>Description of Property: 21-26-16-0040-00000-0851 ANCLOTE RVR ACS 2 MB 4 PG 69 W 1/2 OF S 164 FT OF LOT 85 EXC N 25 FT FOR RD OR 9277 PG 220</p> <p>Name(s) in which assessed: JOHN L GOULD</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on March 19, 2026 at 10:00 am.</p> <p>January 29, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk Feb. 13, 20, 27; Mar. 6, 2026 26-00306P</p>

THIRD INSERTION
<p><b>Notice of Application for Tax Deed 2025XX000308TDAXXX</b></p> <p>NOTICE IS HEREBY GIVEN, That STEFFEN CONSULTING LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1701399 Year of Issuance: 06/01/2018</p> <p>Description of Property: 35-25-21-0010-03300-006A ZEPHYRHILLS COLONY COMPANY LANDS PB 2 PG 6 THAT POR OF TRACT 48 LYING EAST OF LOT 6 LAKEVIEW KNOLL PH 1 PB 31 PG 80 AND WEST OF PRETTY POND MEAN HIGH WATER MARK DESC AS: COM AT NE COR OF TRACT 33 FOR POB TH S00DG 18' 02"W 165.97 FT TO APPROX MEAN HIGH WATER LINE TH ALG SAID LINE NEXT 4 COURSES TH S09DG 35' 13"W 135.29 FT TH S28DG 49' 57"W 185.75 FT TH S49DG 49' 20"W 63.12 FT TH S70DG 00' 33"W 107.07 FT TO ELY BDY LAKEVIEW KNOLL PH 1 TH ALG SAID BDY N37DG 40' 36"E 68.71 FT TH N44DG 51' 08"E 132.23 FT TH N34DG 09' 37"E 125.06 FT TH N12DG 46' 41"E 211.71 FT TH N06DG 42' 26"E 81.96 FT TO POB OR 7222 PG 1185</p> <p>Name(s) in which assessed: JUANITA V CONVEY</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on March 19, 2026 at 10:00 am.</p> <p>January 29, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk Feb. 13, 20, 27; Mar. 6, 2026 26-00296P</p>

THIRD INSERTION
<p><b>Notice of Application for Tax Deed 2025XX000310TDAXXX</b></p> <p>NOTICE IS HEREBY GIVEN, That STEFFEN CONSULTING LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2102920 Year of Issuance: 06/01/2022</p> <p>Description of Property: 11-26-19-0000-00200-0870 BEG AT NW COR OF LOT 88 BLOCK 8 OF LEXINGTON OAKS PHASE 1 PB 36 PG 57 TH ALG EXTERIOR BDY OF SAID PLAT S03DEG 41' 00"E 80.00 FT TO NW COR OF LOT 87 OF SAID BLOCK 8 FOR POB TH DEPARTING THE BDY OF SAID PLAT TH S86DEG 19' 00"W 2.00 FT TH S03DEG 41' 00"E ALG A LINE BEING 2.00 FT WEST OF &amp; PARALLEL WITH THE WEST BDY OF SAID LOT 87 80.00 FT TH N86DEG 19' 00"E 2.00 FT TO SW COR OF SAID LOT 87 TH N03DEG 41' 00"W 80.00 FT TO POB OR 3986 PG 1495</p> <p>Name(s) in which assessed: PULTE HOME CORPORATION CORPORATION SERVICE COMPANY REGISTERED AGENT PULTE HOME COMPANY LLC</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on March 19, 2026 at 10:00 am.</p> <p>January 29, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk Feb. 13, 20, 27; Mar. 6, 2026 26-00298P</p>

THIRD INSERTION
<p><b>Notice of Application for Tax Deed 2025XX000307TDAXXX</b></p> <p>NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2102606 Year of Issuance: 06/01/2022</p> <p>Description of Property: 32-25-19-0000-00400-0018 A POR OF THE NW 1/4 OF SECTION 32 FURTHER DESC AS: COM AT NW COR OF SAID SEC 32; TH S00DG 05'46"W 1323.60 FT TO POB TH S89DG 38'43"E 1099.98 FT TH S89DG 52'13"E 443.81 FT TH N89DG59'35"E 444.18FT TH S20DG 06'27"W 212.99 FT TH S89DG 59'35"W 371.18 FT TH N89DG 52' 13"W 444.44 FT TH N89DG 38' 43"W 1099.55 FT TO WESTRLY BDY OF SEC 32 TH N00DG 07'05"E 200.00 FT TO POB</p> <p>Name(s) in which assessed: SERVICE MEMBER RESIDENCE TRUST BETH-ANN MARIE HART TRUSTEE THE SERVICE MEMBER RESIDENCE TRUST F/B/O ANTHONY KENWORTHY DATED 5/19/16</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on March 19, 2026 at 10:00 am.</p> <p>January 29, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk Feb. 13, 20, 27; Mar. 6, 2026 26-00295P</p>

THIRD INSERTION
<p><b>Notice of Application for Tax Deed 2025XX000311TDAXXX</b></p> <p>NOTICE IS HEREBY GIVEN, That STEFFEN CONSULTING LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2105388 Year of Issuance: 06/01/2022</p> <p>Description of Property: 35-26-17-0000-00600-0000 THAT PORTION OF LAKE SEMINOLE LYING IN SW1/4 OF SE1/4 OF SEC BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID SW1/4 SE1/4 OF SEC; BOUNDED ON THE SOUTH BY THE SHORELINE OF SAID LAKE SEMINOLE LYING NORTH OF KEYSTONE PARK COLONY UNREC PLAT TRACT 11; BOUNDED ON THE EAST AND WEST BY THE NORTHERLY PROJECTION OF THE EAST AND WEST LINES OF LOT 9A OF SAID TRACT 11 AS DESCRIBED AND RECORDED IN OR 4407 PG 1466 DB 50 PG 434 OR 33 PG 507</p> <p>Name(s) in which assessed: ANDREW MOON THE DOWLING COMPANY</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on March 19, 2026 at 10:00 am.</p> <p>January 29, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk Feb. 13, 20, 27; Mar. 6, 2026 26-00299P</p>

THIRD INSERTION
<p><b>Notice of Application for Tax Deed 2025XX000309TDAXXX</b></p> <p>NOTICE IS HEREBY GIVEN, That STEFFEN CONSULTING LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1706601 Year of Issuance: 06/01/2018</p> <p>Description of Property: 35-26-17-0000-00500-0000 THAT PORTION OF LAKE SEMINOLE LYING IN SW1/4 OF SE1/4 OF SEC BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID SW1/4 SE1/4 OF SEC; BOUNDED ON THE SOUTH BY THE SHORELINE OF SAID LAKE SEMINOLE LYING NORTH OF KEYSTONE PARK COLONY UNREC PLAT TRACT 11; BOUNDED ON THE EAST AND WEST BY THE NORTHERLY PROJECTION OF THE EAST AND WEST LINES OF LOT 9B OF SAID TRACT 11 AS DESCRIBED AND RECORDED IN OR 4066 PG 67 DB 50 PG 434 OR 33 PG 507</p> <p>Name(s) in which assessed: THE DOWLING COMPANY</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on March 19, 2026 at 10:00 am.</p> <p>January 29, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk Feb. 13, 20, 27; Mar. 6, 2026 26-00297P</p>

THIRD INSERTION
<p><b>Notice of Application for Tax Deed 2025XX000314TDAXXX</b></p> <p>NOTICE IS HEREBY GIVEN, That THREE REEDS CAPITAL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2100272 Year of Issuance: 06/01/2022</p> <p>Description of Property: 26-23-21-0060-00000-0030 COM NE COR OF SW1/4 OF SW1/4 OF SW1/4 OF SEC 26 TH W ALG NLY BDRY OF SW1/4 OF SW1/4 OF SW1/4 179.80FT FOR POB TH W 50 FT TH S 13DG 48' W 95FT TH E 50FT TH N 13DG 48' E 95FT TO POB AKA TA PLAT OF PCL 41 LOT 3 SUB-JECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS SOUTH 15.00 FT THEREOF OR 7940 PG 1603</p> <p>Name(s) in which assessed: DINORA LIRIANO</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on March 19, 2026 at 10:00 am.</p> <p>January 29, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk Feb. 13, 20, 27; Mar. 6, 2026 26-00301P</p>

THIRD INSERTION
<p><b>Notice of Application for Tax Deed 2025XX000320TDAXXX</b></p> <p>NOTICE IS HEREBY GIVEN, That IDE, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2105165 Year of Issuance: 06/01/2022</p> <p>Description of Property: 21-25-17-0150-24900-0070 MOON LAKE ESTATES UNIT 15 PB 6 PGS 65-A-68 LOTS 7 &amp; 8 BLOCK 249 OR 5172 PG 1910</p> <p>Name(s) in which assessed: MARK A REEL</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on March 19, 2026 at 10:00 am.</p> <p>January 29, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk Feb. 13, 20, 27; Mar. 6, 2026 26-00305P</p>

THIRD INSERTION
<p><b>Notice of Application for Tax Deed 2025XX000318TDAXXX</b></p> <p>NOTICE IS HEREBY GIVEN, That WILLIAM J CRAFTON, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2106001 Year of Issuance: 06/01/2022</p> <p>Description of Property: 34-24-16-0050-00000-0810 GARDEN TERRACE SECTION 1 PB 7 PG 23 LOT 81 OR 4431 PG 330</p> <p>Name(s) in which assessed: DAVE HANSON</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on March 19, 2026 at 10:00 am.</p> <p>January 29, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk Feb. 13, 20, 27; Mar. 6, 2026 26-00303P</p>

THIRD INSERTION
<p><b>Notice of Application for Tax Deed 2025XX000316TDAXXX</b></p> <p>NOTICE IS HEREBY GIVEN, That WILLIAM J CRAFTON, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2103486 Year of Issuance: 06/01/2022</p> <p>Description of Property: 03-25-18-0010-01900-0090 ARDMORE GARDENS PB 4 PG 11 LOTS 9-12 INCL BLOCK 19 LESS R/W OF US HWY 41 OR 3452 PG 99 OR 5924 PG 1817</p> <p>Name(s) in which assessed: VIOLET M MULLINS</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on March 19, 2026 at 10:00 am.</p> <p>January 29, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk Feb. 13, 20, 27; Mar. 6, 2026 26-00302P</p>

THIRD INSERTION
<p><b>Notice of Application for Tax Deed 2025XX000304TDAXXX</b></p> <p>NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2105630 Year of Issuance: 06/01/2022</p> <p>Description of Property: 23-24-16-0030-00000-0390 HUDSON TERRACE 1ST ADD PB 7 PG 60 LOT 39 OR 8879 PG 3826</p> <p>Name(s) in which assessed: SALVATORE CUGNO SUSAN CUGNO</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on March 19, 2026 at 10:00 am.</p> <p>January 29, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk Feb. 13, 20, 27; Mar. 6, 2026 26-00292P</p>

THIRD INSERTION
<p><b>NOTICE OF ACTION</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 2026CA000105CAAXES SHANNON KILDAY,</b> <b>Plaintiff, vs.</b> <b>OMAR CALA,</b> <b>Defendant.</b></p> <p>NOTICE is hereby given that a civil action commenced on or about January 12, 2026 and is now pending as case number 2026-CA-000105CAAXES in the Circuit Court in the State of Florida, County of Pasco.</p> <p>The name of the unserved party to the action is: Omar Cala 17828 Alexson St. Spring Hill, FL 34610 and the nature of the proceeding is a Partition of Real Property.</p> <p>This notice shall be published once each week for two consecutive weeks in the Business Observer.</p> <p>Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey,</p>

THIRD INSERTION
<p><b>Notice of Application for Tax Deed 2025XX000319TDAXXX</b></p> <p>NOTICE IS HEREBY GIVEN, That IDE, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2101070 Year of Issuance: 06/01/2022</p> <p>Description of Property: 27-25-21-0030-00900-0017 ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 POR OF TRACT 8 DESC AS FOLL: COM AT NW COR OF SEC TH S89DEG 45'56"E ALG NORTH BDY OF SEC 33 FT TH S00 DEG 10'26"W ALG EAST R/W LINE OF FORT KING RD 147 FT TO INTERSECTION WITH LINE PARAL- LEL WITH &amp; 122 FT SOUTH OF SOUTH R/W LINE OF BAILEY HILL RD FOR POB TH S89DEG 45'56"E ALG SAID LINE 106 FT TH S00DEG 10' 26"W 148 FT TH N89DEG 45' 56"W 106 FT TO EAST R/W LINE OF FORT KING RD TH N00DEG 10' 26"E ALG SAID R/W LINE 148 FT TO POB LESS R/W FOR FORT KING HIGHWAY OR 7657 PG 1063</p> <p>Name(s) in which assessed: BILLIE JOE ASHBY BARBARA ASHBY BARBARA JEAN ASHBY</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on March 19, 2026 at 10:00 am.</p> <p>January 29, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk Feb. 13, 20, 27; Mar. 6, 2026 26-00304P</p>

THIRD INSERTION
<p><b>Notice of Application for Tax Deed 2025XX000313TDAXXX</b></p> <p>NOTICE IS HEREBY GIVEN, That THREE REEDS CAPITAL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2102462 Year of Issuance: 06/01/2022</p> <p>Description of Property: 24-26-20-0010-00000-6400 WILLIAMS NEW RIVER ACRES UNIT 5 UNREC PLAT TRACT 640 DESC AS COM AT NW COR OF SEC 24 TH N89DG 56' 47"E ALG NORTH BDY OF SAID SEC 548.00 FT TH S00DG 07' 54"W 878.00 FT FOR POB TH CONT N89DG 56' 47"E 250.0 FT TH S00DG 07' 54"W 179.0 FT TH S89DG 56' 47"W 250.0 FT TH N00DG 07' 54"E 179.0 FT TO POB OR 2082 PG 1843</p> <p>Name(s) in which assessed: CHESTER DANIELS CHESTER MYRON DANIELS JR</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on March 19, 2026 at 10:00 am.</p> <p>January 29, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk Feb. 13, 20, 27; Mar. 6, 2026 26-00300P</p>

<p>Esq., whose address is 10521 Bloomingdale Ridge Dr, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition. DUE ON OR BEFORE MARCH 16TH, 2026</p> <p>WITNESS my hand and the seal of said court at Pasco County, Florida on the February 11, 2026.</p> <p>NIKKI ALVAREZ-SOWLES, ESQ. AS CLERK OF THE COURT Pasco County Clerk &amp; Comptroller Deputy Clerk: Haley Joyner /s/ Stephen K. Hachey Stephen K. Hachey, Esq. Florida Bar No.: 15322 Law Offices of Stephen K. Hachey, P.A. 10521 Bloomingdale Ridge Dr. Riverview FL 33578 Phone: 813-549-0096 E-service: <a href="mailto:eservice@hacheylawpa.com">eservice@hacheylawpa.com</a> February 13, 20, 27; Mar. 6, 2026 26-00356P</p>
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--- ACTIONS / SALES ---

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No.  
**51-2026-CP-000106-CPAXWS**  
Division probate  
IN RE: ESTATE OF  
**STANLEY P. PLEBAN, JR.**  
Deceased.

The administration of the estate of Stanley P. Pleban, Jr., deceased, whose date of death was July 18, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 20, 2026.

**Personal Representative:**

**Olivia J. Pleban**  
13602 Arden Dr.  
Hudson, Florida 34667  
Attorney for Personal Representative:  
Eugene L. Beil, Esq., Attorney  
Florida Bar Number: 343633  
BEIL & HAY PA: 12300 US Hwy 19  
Hudson, FL 34667  
phone:(727) 868-2306;  
Fax: (727) 863-1287  
E-Mail: elbeil@beilandhay.com  
2nd E-Mail:  
webmaster@beilandhay.com  
February 20, 27, 2026 26-00390P

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **51-2025-CP-2130-W5**  
IN RE: ESTATE OF  
**MARY EILEEN O'CONNOR**  
a/k/a **MARY E. O'CONNOR**  
Deceased.

The administration of the estate of Mary Eileen O'Connor a/k/a Mary E. O'Connor, deceased, whose date of death was October 8, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 20, 2026.

**Personal Representative:**

**Denis O'Connor**  
8019 Hathaway Dr.  
New Port Richey, Florida 34654  
Attorney for Personal Representative:  
DONALD R. PEYTON  
Attorney  
Florida Bar Number: 516619  
7317 Little Road  
New Port Richey, FL 34654  
Telephone: (727) 848-5997  
Fax: (727) 848-4072  
E-Mail: peytonlaw@yahoo.com  
Secondary E-Mail:  
peytonlaw2@gmail.com  
February 20, 27, 2026 26-00392P

SECOND INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO.  
**2025CA001711CAAXWS**

**ATLANTIC BAY MORTGAGE GROUP, LLC;**  
**Plaintiff, v.**  
**JACQUELINE ELIZABETH ANDENORO, ET.AL;**  
**Defendants**

NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated December 18, 2025, the Clerk of the Circuit Court for Pasco County will sell to the highest and best bidder for cash beginning on March 17, 2026, at 11:00 AM via www.pasco.realforeclose.com, the following described property:

LOT SEVENTY-EIGHT (78) OF BAY PARK ESTATES, SAID LOT AND SUBDIVISION BEING NUMBERED AND DESIGNATED IN ACCORDANCE WITH THE PLAT OF SAID SUBDIVISION AS THE SAME APPEARS OF RECORD IN PLAT BOOK 10 AT PAGE 88 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Property Address: 5626 BERLIN DR, PORT RICHEY, FL 34668

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Attorneys for Plaintiff  
Andrew Arias, FBN: 89501  
Attorneys for Plaintiff  
Marinosci Law Group, P.C.  
100 West Cypress Creek Road,  
Suite 1045  
Fort Lauderdale, FL 33309  
Phone: (954)-644-8704;  
Fax (401) 262-2110  
ServiceFL@mlg-defaultlaw.com  
ServiceFL2@mlg-defaultlaw.com  
MLG No.: 25-02349  
February 20, 27, 2026 26-00395P

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR PASCO  
COUNTY  
GENERAL JURISDICTION  
DIVISION  
CASE NO.  
**2025CA004032CAAXES**

**PENNYMAC LOAN SERVICES, LLC,**  
**Plaintiff, vs.**  
**OBED PIERRE SOTO, et al.,**  
**Defendant.**

To the following Defendant(s):  
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF JANET JONES, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS  
(RESIDENCE UNKNOWN)

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:  
LOT I 04, TANGLEWOOD VILLAGE, PHASE 2, AT WILLIAMS-BURG WEST, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 134 THROUGH 136, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B Lea, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before March 23rd,

2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and seal of said Court on the 16th day of February, 2026.

NIKKI ALVAREZ-SOWLES, ESQ.  
CLERK OF COURT  
OF PASCO COUNTY  
(SEAL) BY: Haley Joyner  
Deputy Clerk

MCCALLA RAYMER LEIBERT  
PIERCE, LLP  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: AccountsPayable@mccalla.com  
25-14316FL  
February 20, 27, 2026 26-00385P

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CASE NO.: **2025-CA-002375**

**NEURLE LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**  
**Plaintiff, v.**  
**DAVID PIPPINS, et al.,**  
**Defendants.**

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on March 24, 2026, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 1401, HOLIDAY LAKE ESTATES UNIT SEVENTEEN, a subdivision, according to the plat thereof, as recorded in Plat Book 11, Page 5, of the Public Records of Pasco County, Florida.  
Property Address: 3220 Coldwell Drive, Holiday, FL 34691

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

SUBMITTED on this 17th day of February, 2026.  
TIFFANY & BOSCO, P.A.  
/s/ Kathryn I. Kasper, Esq.  
Anthony R. Smith, Esq.  
FL Bar #157147  
Kathryn I. Kasper, Esq.  
FL Bar #621188  
Attorneys for Plaintiff  
OF COUNSEL:  
Tiffany & Bosco, P.A.  
1201 S. Orlando Ave, Suite 430  
Winter Park, FL 32789  
Telephone: (205) 930-5200  
Facsimile: (407) 712-9201  
February 20, 27, 2026 26-00397P

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR PASCO  
COUNTY  
GENERAL JURISDICTION  
DIVISION  
CASE NO. **2024CA003084CAAXES**

**PENNYMAC LOAN SERVICES, LLC,**  
**Plaintiff, vs.**  
**JADY MARIE MUNIZ A/K/A JADY MUNIZ, et al.,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 09, 2026 in Civil Case No. 2024CA003084CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Jady Marie Muniz a/k/a Jady Muniz, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 9th day of March, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 1, Block 15, SUNCOAST MEADOWS - INCREMENT TWO, according to the map or plat thereof as recorded in Plat Book 55, Pages 129 through 139, of the Public Records of Pasco County,

Florida.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

/s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLP  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 146803  
24-10626FL  
February 20, 27, 2026 26-00386P

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO. **2025CA001252CAAXES**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-RPL5 TRUST,**  
**Plaintiff, vs.**  
**JULIET FLORES VALDES A/K/A JULIET FLORES VALDES F/K/A JULIET GARCIA-VALDES;**  
**UNKNOWN SPOUSE OF JULIET FLORES VALDES A/K/A JULIET FLORES-VALDES F/K/A JULIET GARCIA-VALDES N/K/A JUAN FLORES; MARIA SILVA VALDES A/K/A MARIA S. VALDES A/K/A MARIA VALDES; LUIS ANGEL LEIVA A/K/A LUIS A. LEIVA A/K/A LUIS A. LEYVA; ASBEL CREEK ASSOCIATION, INC.; TBF FINANCIAL, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on January 4, 2026 in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, situated in Pasco County, Florida:  
LOT 36, BLOCK E, ASBEL CREEK PHASE FOUR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 136-143, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Property Address: 9831 Edmon-ton Drive, Land O Lakes, FL 34638

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
Dated: February 12, 2026  
/s/ Gina Vargas  
Gina Vargas, Esq.  
Florida Bar No. 84149  
MCMICHAEL TAYLOR GRAY, LLC  
3550 Engineering Drive, Suite 260  
Peachtree Corners, GA 30092  
Phone: (954) 640-0294 x 3163  
Email: gvargas@mtglaw.com  
E-Service: servicefl@mtglaw.com  
February 20, 27, 2026 26-00382P

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
Case No. **2025CA002752CAAXWS**

**Freedom Mortgage Corporation,**  
**Plaintiff, vs.**  
**Ashley Perrini a/k/a Ashley Trishelle Perrini f/k/a Ashley Martinez, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA002752CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Ashley Perrini a/k/a Ashley Trishelle Perrini f/k/a Ashley Martinez ; Edwin Martinez a/k/a Edwin Wilson Martinez; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, beginning at 11:00 AM on the 6th day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 62, ALOHA GARDENS UNIT ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 115 AND 116, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
TAX ID:  
30-26-16-0270-00000-0620

Any persons claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 12th day of February 2026.  
BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
4919 Memorial Hwy,  
Suite 135  
Tampa, FL 33634  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
By /s/Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 25-F02402  
February 20, 27, 2026 26-00383P

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CASE NO.: **2025-CA-002231**

**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, v.**  
**CHRISTOPHER BOURAND,**  
**PERSONAL REPRESENTATIVE OF THE ESTATE OF ALIX Y. BOURAND A/K/A ALIX YVES BOURAND, SR., DECEASED, et al.,**  
**Defendants.**

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on March 25, 2026, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 83, Crestview Hills, according to the map or plat thereof, as recorded in Plat Book 53, Page(s) 124 through 129, inclusive, of the Public Records of Pasco County, Florida.  
Property Address: 7553 Weehawken Drive, Zephyrhills, FL 33540

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim

before the clerk reports the surplus as unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

SUBMITTED on this 17th day of February, 2026.  
TIFFANY & BOSCO, P.A.  
/s/ Kathryn I. Kasper, Esq.  
Anthony R. Smith, Esq.  
FL Bar #157147  
Kathryn I. Kasper, Esq.  
FL Bar #621188  
Attorneys for Plaintiff  
OF COUNSEL:  
Tiffany & Bosco, P.A.  
1201 S. Orlando Ave, Suite 430  
Winter Park, FL 32789  
Telephone: (205) 930-5200  
Facsimile: (407) 712-9201  
February 20, 27, 2026 26-00396P

## --- PUBLIC SALES ---

## SECOND INSERTION

**NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA**

**FAMILY LAW DIVISION**  
**CASE NO.: 2025-DR-003948**  
 IN RE: THE MATTER OF: FELIPE DE ARMAS, Petitioner/Father, and CHRISTINA MARIE SHAW and RICHARD OMAR GOMEZ Respondents.  
 TO: CHRISTINA MARIE SHAW  
 Last known Address:  
 2758 Missoula St, Kissimmee, FL 34758 (Whereabouts Unknown)  
 RICHARD OMAR GOMEZ (Whereabouts Unknown)

YOU ARE NOTIFIED that an action for Petition for Determination of Paternity has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Mark Hankins, Esquire of The Law Firm of Ayo and Iken, PLC, Petitioner's attorney, whose address is 4807 U.S. Highway 19, Suite 202, New Port Richey, FL 34652 on or before 03/23/2026, and file the original with the Clerk of Court, Pasco County Courthouse, 7530 Little Road, New Port Richey, Florida 34654, either before service on Petitioner's attorney or immediately thereafter.

If you fail to do so, a default be entered against you for the relief demanded in the Petition for Dissolution of Marriage.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's Office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in lawsuit will be mailed or e-mailed to the addresses on record at the Clerk's Office.

Dated this February 17, 2026.

Nikki Alvarez-Sowles  
 Pasco County Clerk & Comptroller  
 By: Kaylen Dempctcheon  
 Deputy Clerk  
 Feb. 20, 27; Mar. 6, 13, 2026

## SECOND INSERTION

**NOTICE OF FORFEITURE COMPLAINT**

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO.: 2025 CA 4091**

**IN RE: FORFEITURE OF: 2018 NISSAN CARGO VAN, VIN NUMBER 1N6BF0LY7JN802698, 2023 YELLOW UTILITY TRAILER, VIN NUMBER 7PVC2429PD004952, AND SEVEN THOUSAND FOUR HUNDRED SIXTY DOLLARS IN U.S. CURRENCY (\$7,460.00)**  
 TO: Genevieve Burke Di Giovanni, or her heirs or successors, and No Chance Computer Solutions, Registered Agent Carter Foreman PLLC, and all parties having or claiming to have any right, title, or interest in the property herein described.

YOU ARE NOTIFIED that on 1/16/2026, the Florida Gaming Control Commission filed the above styled forfeiture action against the above-described property in the Circuit Court of the SIXTH Judicial Circuit of Florida, in and for PASCO County, which was seized on 12/4/2025, pursuant to a criminal investigation for offenses occurring in PASCO County, Florida. An Order finding probable cause was issued by the Court on January 6, 2026. A copy of the aforementioned Complaint and Order are on file at the Office of the Clerk of the Courts for PASCO County, Florida, and are available for examination during regular business hours.

YOU ARE REQUIRED to serve a copy of your written defenses, if any, to the Complaint and Order finding Probable Cause upon Marc Daniel Taupier, Deputy General Counsel and Chief Gaming Enforcement Legal Advisor for the Florida Gaming Control Commission, whose address is 4070 Esplanade Way, Suite 250, Tallahassee, Florida 32399, and file the Original with the Clerk of Court, PASCO County, Florida. Failure to file and serve such pleadings may result in the entry of a Default pursuant to Florida Rules of Civil Procedure 1.550, and a Final Order of Forfeiture.

This notice shall be published once a week for two (2) consecutive weeks in the Pasco Business Observer.

Marc D. Taupier  
 Deputy General Counsel  
 4070 Esplanade Way, Suite 250  
 Tallahassee, FL 32399  
 February 20, 27, 2026 26-00394P

## SECOND INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2026-CP-115**  
**IN RE: ESTATE OF**  
**AUDREY STEIGNER AKA**  
**AUDREY JEAN STEIGNER**  
**Deceased.**

The administration of the estate of Audrey Steigner aka Audrey Jean Steigner, deceased, whose date of death was October 17, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 20, 2026.

**Harry Thistlewaite**  
**Personal Representative**  
 1905 Hot Oak Ridge Street  
 Las Vegas, NV 89134

Rebecca C. Bell  
 Attorney for Personal Representative  
 Email address: rebecca@delzerocoulter.com  
 Florida Bar No. 0223440  
 7920 U.S. Highway 19  
 Port Richey, FL 34668  
 Telephone: (727) 848-3404  
 February 20, 27, 2026 26-00360P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**Case No.: 26-CP-000204**  
**IN RE: ESTATE OF**  
**GAYE FRANCIS OPDYKE,**  
**Deceased.**

The administration of the estate of Gaye Francis Opdyke, deceased, whose date of death was December 9, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is the 20 day of February, 2026.

**Personal Representative:**  
**Susan N. Opdyke**  
 Attorney for Personal Representative:  
 FLORIDA ELDER LAW & LEGACY PLANNING  
 /s/ T. Edmund Spinks  
 T. Edmund Spinks, Esq.  
 Fla Bar No. 0423947  
 2801 W. Busch Blvd. Ste 200  
 Tampa, FL 33618  
 Phn: 813-651-1233  
 Email: ed@flellp.com  
 February 20, 27, 2026 26-00362P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 25-CP-002107-WS**  
**IN RE: ESTATE OF**  
**CORNELL B. DATZKIWSKY,**  
**Deceased.**

The administration of the estate of Cornell B. Datzkiwsky, deceased, whose date of death was March 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 20, 2026.

**Personal Representative:**  
**Donna Poranski**  
 21 Taylor Road  
 Matawan, New Jersey 07747  
 Attorney for Personal Representative:  
 Jeffrey A. Herzog, Attorney  
 Florida Bar Number: 16089  
 LAW OFFICES OF JEFFREY A. HERZOG, P.A.  
 3106 Alternate US 19  
 Palm Harbor, Florida 34683  
 Telephone: (727) 789-4000  
 Fax: (727) 789-4002  
 E-Mail: service@jherzoglaw.com  
 Secondary E-Mail:  
 probate@jherzoglaw.com  
 February 20, 27, 2026 26-00365P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 26-CP-000081-WS**  
**Division J**  
**IN RE: ESTATE OF**  
**ASHLEY WILGUS,**  
**Deceased.**

The administration of the estate of Ashley Wilgus, deceased, whose date of death was August 21, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 20, 2026.

**Personal Representative:**  
**/s/ Scott A. Kincaid**  
**Scott A. Kincaid**  
 5930 Gulf Drive  
 New Port Richey, Florida 34652  
 Attorney for Personal Representative:  
 /s/ Jeffrey A. Herzog  
 Jeffrey A. Herzog, Attorney  
 Florida Bar Number: 16089  
 1805 Cypress Brook Drive, Suite #102  
 Trinity, Florida 34655  
 Telephone: (727) 789-4000  
 Fax: (727) 789-4002  
 E-Mail: service@jherzoglaw.com  
 Secondary E-Mail:  
 vickie@jherzoglaw.com  
 February 20, 27, 2026 26-00364P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
 PROBATE DIVISION  
**Case No. 26-CP-000215**  
**IN RE: ESTATE OF**  
**JAMES ASHLEY FULLER,**  
**Deceased.**

The administration of the estate of JAMES ASHLEY FULLER, Deceased, whose date of death was January 2, 2026, and whose social security number is XXX-XX-8127, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco County Courthouse Probate Division 7530 Little Road, Suite 105, New Port Richey, FL 34654. The names and addresses of the proposed personal representative and the proposed personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is the 20 day of February, 2026.  
**Proposed Personal Representative:**  
**SHEILA GAYLE FULLER c/o**  
**HOLLOMAN LAW**  
 502 North Armenia Avenue  
 Tampa, Florida 33606

Attorney for Proposed Personal Representative:  
 /s/ Charles M. Holloman II, Esquire  
 HOLLOWMAN LAW  
 502 North Armenia Avenue  
 Tampa, Florida 33609  
 Phone: (813) 445-8722;  
 Fax: (813) 445-8721,  
 Email: ch2@cmhollomanlaw.com.  
 February 20, 27, 2026 26-00363P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
 PROBATE DIVISION  
**FILE NO: 2025-CP-000863**  
**IN RE: ESTATE OF**  
**DAVID LOUIS PEARL,**  
**Deceased.**

The administration of the Estate of David Louis Pearl, deceased, whose date of death was 6/3/2024, Case Number 2025-CP-000863, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN

THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is the 20 day of February, 2026.

**Co-Personal Representatives:**  
**Francine Underhill**  
 8968 S. W. 58th Street Road  
 Ocala, FL 34481  
 Betty Pearl

Attorney for Personal Representative:  
 RACHAEL ALEXANDER, ESQ.  
 Florida Bar Number: 1031888  
 Counsel for Personal Representative  
 Law Office of Elizabeth Devolder,  
 PLLC.  
 5383 Primrose Lake Circle, Suite C  
 Tampa, FL 33647  
 (813) 319-4550 (Tel)  
 (813) 319-4550 (Tel)  
 rachael@elizabethdevolder.com  
 casemanager@elizabethdevolder.com  
 February 20, 27, 2026 26-00361P

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
 CIVIL DIVISION  
**CASE NO. 2025CA001873CAAXES**  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.**  
**SUSANNA LYNN FRENCH;**  
**UNKNOWN SPOUSE OF**  
**SUSANNA LYNN FRENCH;**  
**EPPERSON SOUTH**  
**HOMEOWNERS ASSOCIATION,**  
**INC.; EPPERSON NORTH**  
**TOWNHOMES ASSOCIATION,**  
**INC.; UNKNOWN PERSON(S) IN**  
**POSSESSION OF THE SUBJECT**  
**PROPERTY,**  
**Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed January 9, 2026 and entered in Case No. 2025CA001873CAAXES, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and SUSANNA LYNN FRENCH; UNKNOWN SPOUSE OF SUSANNA LYNN FRENCH; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC.; EPPERSON NORTH TOWNHOMES ASSOCIATION, INC.; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM, at 11:00 A.M., on March 10, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 184, OF EPPERSON NORTH TOWNHOMES PHASE 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE 85, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated this 13th day of February 2026.

By: /s/ Marc Granger, Esq.  
 Bar. No.: 1468701  
 Kahane & Associates, P.A.  
 1619 NW 136th Avenue,  
 Suite D-220  
 Sunrise, Florida 33323  
 Telephone: (954) 382-3486  
 Telefacsimile: (954) 382-5380  
 Designated service email:  
 notice@kahaneandassociates.com  
 File No.: 25-00666 NML  
 February 20, 27, 2026 26-00371P

## SECOND INSERTION

**NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45**  
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
 CIVIL ACTION  
**CASE NO.: 2023-CA-003002 WS**  
**DIVISION: J3/J7**  
**U.S. BANK NATIONAL ASSOCIATION,**  
**Plaintiff, vs.**  
**JONAH ALEXANDER KAROUNOS**  
**AKA JONAH A. KAROUNOS, et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated February 2, 2026, and entered in Case No. 2023-CA-003002 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which U.S. Bank National Association, is the Plaintiff and Jonah Alexander Karounos aka Jonah A. Karounos, Florida Housing Finance Corporation, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the March 19, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 203, COLONIAL HILLS, UNIT SIX, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 9, PAGE 144, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
 A/K/A 5145 MANOR DR NEW PORT RICHEY FL 34652  
 Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654

Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 10 day of February, 2026.

ALBERTELLI LAW  
 P. O. Box 23028  
 Tampa, FL 33623  
 Tel: (813) 221-4743  
 Fax: (813) 221-9171  
 eService:  
 servealaw@albertellilaw.com  
 By: /s/ Justin Ritchie  
 Florida Bar #106621  
 IN/22-001432  
 February 20, 27, 2026 26-00358P

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Business Observer

--- ACTIONS / SALES ---

SECOND INSERTION

**NOTICE OF PUBLIC SALE OF MINERAL INTERESTS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA**  
 CIVIL DIVISION  
 Case No.: 2025CA000058CAAXES  
**4G RANCH, LLC,** a Florida limited liability company  
 Plaintiff, v.  
**ASSOCIATED INVESTORS, INC.,** a Florida corporation; **GEORGE OTTO POTTBURG;** **GEORGE YOOMAN** also known as **GEORGE W. YOEMAN;** **A.E. BURGIN;** **ROY H. LAIRD;** **HAROLD VANCE;** **FLORIDA SERVICE CORPORATION, INC. OF LIVE OAK,** ALSO KNOWN AS, **THE FLORIDA SERVICE CORPORATION OF LIVE OAK;** **JOHN W. OLVEY, JR.;** **L.W. WADSWORTH;** **J.E.B. BOONE;** **RICHARD SMITH;** **R.V. HODGE;** **B.E. QUINN, SR.;** **B.E. QUINN, JR.;** **H.J. STRIEF;** **JAMES A. DORSEY;** **R.J. FULLER;** **MYER A. RABINOWITZ;** **B.L. WOOLLEY;** **G.L. GILBERT;** **D.C. LATIMER;** **TIP RAY;** **L.L. WILLIAMS;** **NEIL MASTERSON, JR** also known as **NEILL MASTERSON, JR.;** **SOL BRONSTEIN;** **DABNEY COMPANY,** a partnership; **IVY T. RABINOWITZ, INDIVIDUALLY AND AS TRUSTEE;** **M.A. GENARO;** **GEORGE L. DABLY;** **R.G. STOREY & SONS;** **JACK C. BURLESON;** **JOHN K. KEYES;** **REUBEN BROOKS;** **DR. A.H. MCBOY;** **EMMETTE F. GATHRIGHT;** **J.N. FAGIN;** **C.B. FAGIN;** **J.A. FAGIN;** **RUTH OLVEY WADSWORTH;** **PHILIP B. BERRY;** **NORTH CENTRAL OIL CORPORATION,** a Delaware corporation; **RUDMAN RESOURCES, INC.,** a Texas corporation; **RUTH FALK BERRY;** **ARDEN A. ANDERSON;** **PAT R. JEFFREYS,** **TRUSTEE;** **HAYWOOD HANNA, JR.;** **ROBERT S. DIX;** **E.G. STONE** and **MARYANN STONE** also known as **RUTH R. STONE;** **HAYWOOD HANNA, JR.** and **JULIA B. HANNA,** husband and wife; **HAROLD M. WARD** and **MARGARET C. WARD,** husband and wife; **HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD,** **HAROLD C. WARD** and **THOMAS G. WARD;** **HARRY C. TEAGUE** and **NELL R. TEAGUE,** husband and wife; **PLAZA PARK, INC.,** an involuntarily dissolved Florida corporation; **LISA SUZANNE HALE,** formerly known as **LISA SUZANNE TEAGUE;** **BETTY ANN WILLIAMS SEYMOUR;** **THOMAS**

**COLEY WILLIAMS;** **MARY SUE POE BUTLER;** **SHARON KAY WILLIAMS CANNON;** **GENEVIEVE E. CROOKS;** **PATRICIA LAWRENCE;** **MELBA DIX;** **MAURINE GENECOV MUNTZ;** **DAN MCKENZIE;** **WILLIAM L. BALDWIN;** **MARY L. ALBRIGHT;** **JONATHAN B. WEAVER;** **FRANCIS G. BALDWIN III;** **ALRIC C.T. POTTBURG,** **TRUSTEE OF THE OTTO POTTBURG TRUST;** **M.B. RUDMAN;** **JAMES LILLY,** **TRUSTEE;** **BEN E. SUTTON** and **ELIZABETH T. SUTTON;** **ALRIC C.T. POTTBURG AND NCBN NATIONAL BANK OF FLORIDA,** **TRUSTEES OF THE OTTO POTTBURG TRUST;** **MOODY H. DAVIS** and **PATRICIA H. DAVIS,** husband and wife; **THOMAS G. THOMPSON;** **WILLIAM C. BAGBY;** **CARMEN FULTON BAGBY;** **SARAH CHAPMAN BAGBY HILL;** **CHARLES BARROW HILL;** **ROY T. ANDERSON,** **TRUSTEE OF THE ROY T. ANDERSON TRUST U/A DATED DECEMBER 5, 1989;** **NEW GENERATION PETROLEUM GP, LLC,** a Texas limited liability company; **RUTH FALK BERRY REVOCABLE TRUST;** **PHILIP B. BERRY MANAGEMENT TRUST A;** **FROST BANK,** as Custodian for **RABINOWITZ SECURITY TRUST AGENCY;** **FROST BANK,** as Custodian for **IVY RABINOWITZ GST AGENCY JUDITH TYCHER GENERATION SKIPPNG TRUST;** **BRIAN SPITZ,** **TRUSTEE OF THE JUDITH TYCHER/LAURIE SPITZ GST TRUST;** **THE FROST NATIONAL BANK,** **TRUSTEE OF THE JUDITH TYCHER/TAMMY RIVERA GST TRUST;** **THE FROST BANK,** **TRUSTEE OF THE JUDITH TYCHER/PENNEY HARDY TYCHER GST TRUST;** **MYERS OIL COMPANY LLC;** **BLAIR BAX ENERGY, LLC,** a Texas limited liability company; **BAXSTO, LLC,** a Texas limited liability company; **BUFFY ENERGY, LLC,** a Texas limited liability company; **E3 LAND & MINERALS, LLC,** a Texas limited liability company; if alive and if dead, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against the above Defendants, Defendants.  
 NOTICE IS HEREBY GIVEN that pursuant to the Summary Final Judgment of Partition of Mineral Interests entered on February 12, 2026, in the cause pending in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco

County, Florida, Civil Action Number 2025CA000058CAAXES, the undersigned Clerk will sell the subsurface oil, gas, hydrocarbon and other mineral rights, including royalties (collectively, the "Mineral Interests") on the Property situated in Pasco County, Florida, described as:  
 SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF,  
**EXHIBIT A**  
**Legal Description**  
 The Land referred to herein below is situated in the County of Pasco, State of Florida, and is described as follows:  
**PARCEL 1**  
 All of Section 31, Township 24 South, Range 19 East; All of Section 6, Township 25 South, Range 19 East; All of Section 7, Township 25 South, Range 19 East; North of State Road 52, the West 1/2 of Section 8, Township 25 South, Range 19 East, North of State Road 52, all lying and being in Pasco County, Florida.  
**PARCEL 2**  
 Lands lying in Sections 1, 2, 11, and 17, Township 25 South, Range 18 East, Pasco County, Florida, more particularly described as follows: Begin at the Southwest corner of the Northwest quarter of Section 1, Township 25 South, Range 18 East as established in the plat of PASCO TRAILS UNIT ONE, Plat Book 14, Pages 40-43, Public Records of Pasco County, Florida; proceed thence N. 27°40'21" E, 1050.44 feet; thence on a curve to the right, radius 70.00 feet, arc 62.01 feet chord 60.00 feet, chord bearing N. 41°14'18" W; thence S. 74°08'19" W, 853.76 feet; thence NORTH, 1562.40 feet; thence S. 89°44'26" E, 366.00 feet; thence N. 89°57'46" E, 5309.89 feet; thence S 00°06'34" E, 7627.87 feet; thence S. 00°05'59" E, 1051.79 feet to the North Right-of-Way line of State Road 52; thence westerly along said North Right-of-Way line, the following courses: N. 84°50'00" W, 504.85 feet; thence on a curve to the right, radius 3769.72 feet, arc 811.46 feet, chord 809.89 feet, chord bearing N. 78°40'00" W; thence N. 72°30'00" W, 2478.25 feet; thence N. 17°30'00" E, 10.00 feet; thence N. 72°30'00" W, 135.21 feet; thence on a curve to the left, radius 1970.08 feet, arc 520.53 feet, chord 519.01, chord bearing N. 80°04'10" W; thence S. 02°21'41" W, 10.00 feet; thence N. 87°38'19" W, 1029.78 feet; thence, leaving the North Right-of-Way lines of State Road 52, N. 02°21'41"

E, 355.00 feet; thence on a curve to the left, radius 511.97 feet, arc 218.28 feet, chord 216.63 feet, chord bearing N. 09°51'10" W; thence N. 22°04'00" W, 126.94 feet; thence on a curve to the right, radius 201.84 feet, arc 152.58 feet, chord 148.98 feet, chord bearing N. 00°24'35" W; thence N. 21°14'51" E, 48.24 feet; thence N. 13°52'54" E, 80.00 feet; thence on a curve to the right, radius 310.00 feet, arc 363.29 feet, chord 342.86 feet, chord bearing N. 42°32'44" W; thence N. 08°58'21" W, 622.62 feet; thence N. 53°36'56" E, 325.65 feet; thence on a curve to the right, radius 419.35 feet, arc 117.35 feet, chord 116.97 feet, chord bearing N. 61°37'56" E; thence on a curve to the left, radius 259.60 feet, arc 144.68 feet, chord 142.82 feet, chord bearing N. 53°40'56" E; thence N. 37°42'56" E, a distance of 41.49 feet; thence on a curve to the right radius 133.58 feet, arc 37.06 feet, chord 36.95 feet, chord bearing N. 45°39'56" E; thence on a curve to the right, radius 253.70 feet, arc 21.99 feet, chord 21.99 feet, chord bearing N. 56°06'01" E; thence N. 05°11'40" W, 86.94 feet; thence N. 67°12'26" E, a distance of 69.48 feet; thence on a curve to the left, radius 648.37 feet, arc 118.35 feet, chord 118.18 feet, chord bearing N. 61°58'42" E; thence on a curve to the left, radius 199.57 feet, arc 102.64 feet, chord 101.51 feet, chord bearing N. 42°00'56" E; thence on a curve to the right, radius 189.71 feet, arc 87.19 feet, chord 86.43 feet, chord bearing N. 40°26'56" E; thence N. 53°36'56" E, 194.02 feet; thence on a curve to the left, radius 916.96 feet, arc 633.43 feet, chord 620.91 feet, chord bearing N. 33°49'33" E, thence on a curve to the right, radius 740.00 feet, arc 40.97 feet, chord 40.96 feet, chord bearing N. 15°37'19" E; thence N. 15°37'19" E, 40.96 feet; thence N. 89°50'07" W, 386.77 feet; thence N. 09°47'58" E, 1434.02 feet; thence N. 00°09'53" E, 625.00 feet to a point on the East-West Centerline of Section 1, Township 25 South, Range 18 East; thence N. 89°50'07" W, 835.63 feet, along said East-West centerline, to the S.W. corner of the N.W. 1/4 of Section 1, Township 25 South, Range 18 East and the POINT OF BEGINNING.  
 LESS  
 A parcel of land lying in Sections 11 and 12, Township 25 South, Range 18 East, Pasco County, Florida all lying East of PASCO TRAILS UNIT ONE as recorded in Plat

Book 14, Pages 40-43, explicitly described as follows: Commence at the Southeast corner of said PASCO TRAILS UNIT ONE the same being the intersection of the East Right-of-Way line of Pasco Trails Blvd. and the North Right-of-Way line of State Road 52, thence N. 02°21'41" E, a distance of 355.00 feet; to the beginning of a curve concave Southwesterly having a radius of 511.97 feet and a central angle of 24°25'41"; thence on the arc of said curve a distance of 218.28 feet, said arc subtended by a chord which bears N. 09°51'10" W. a distance of 216.63 feet; thence N. 22°04'00" W, a distance of 126.94 feet; to the beginning of a curve concave Northeastly having a radius of 201.84 feet and a central angle of 12°40'00"; thence on the arc of said curve a distance of 44.62 feet, said arc subtended by a chord which bears N. 15°44'02" W. a distance of 44.53 feet to a point on the curve and the POINT OF TERMINUS. In usual form the side lines should be shortened or lengthened to meet at all angle points and begin at the North line of State Road 52.  
 at public sale, to the highest and best bidder for cash on April 8, 2026 at 11:00 a.m., in the following location: in person, at a live sale conducted by the Clerk of the Circuit Court for Pasco County, at the South entrance of the Pasco County Courthouse, 38053 Live Oak Avenue, Dade City, Florida 33523-3894.  
 NOTICE: ANY PERSON, OTHER THAN THE OWNER(S) OF THE MINERAL RIGHTS ON THE PROPERTY AS OF THE DATE OF THE LIS PENDENS, CLAIMING AN INTEREST IN OR TO ANY SURPLUS FUNDS RESULTING FROM THE SALE CONTEMPLATED HEREIN, IF ANY, MUST FILE A CLAIM WITH THE CLERK OF THE CIRCUIT COURT WITHIN SIXTY (60) DAYS AFTER THE DATE OF THE SALE.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.  
 Leonard H. Johnson, Esquire / FNB 319961  
 Sheada Madani, Esquire / FBN 10567  
 JOHNSON POPE BOKOR RUPPEL & BURNS LLP  
 400 North Ashley Drive,  
 Suite 3100  
 Tampa, Florida 33602  
 Telephone: (813) 2250-2500  
 Primary: lenj@jpfirm.com  
 Secondary: sheadam@jpfirm.com  
 Attorneys for Plaintiff  
 www.jpfirm.com  
 February 20, 27, 2026 26-00384P

of 355.00 feet; to the beginning of a curve concave Southwesterly having a radius of 511.97 feet and a central angle of 24°25'41"; thence on the arc of said curve a distance of 218.28 feet, said arc subtended by a chord which bears N. 09°51'10" W. a distance of 216.63 feet; thence N. 22°04'00" W, a distance of 126.94 feet; to the beginning of a curve concave Northeastly having a radius of 201.84 feet and a central angle of 12°40'00"; thence on the arc of said curve a distance of 44.62 feet, said arc subtended by a chord which bears N. 15°44'02" W. a distance of 44.53 feet to a point on the curve and the POINT OF TERMINUS. In usual form the side lines should be shortened or lengthened to meet at all angle points and begin at the North line of State Road 52.  
 at public sale, to the highest and best bidder for cash on April 8, 2026 at 11:00 a.m., in the following location: in person, at a live sale conducted by the Clerk of the Circuit Court for Pasco County, at the South entrance of the Pasco County Courthouse, 38053 Live Oak Avenue, Dade City, Florida 33523-3894.  
 NOTICE: ANY PERSON, OTHER THAN THE OWNER(S) OF THE MINERAL RIGHTS ON THE PROPERTY AS OF THE DATE OF THE LIS PENDENS, CLAIMING AN INTEREST IN OR TO ANY SURPLUS FUNDS RESULTING FROM THE SALE CONTEMPLATED HEREIN, IF ANY, MUST FILE A CLAIM WITH THE CLERK OF THE CIRCUIT COURT WITHIN SIXTY (60) DAYS AFTER THE DATE OF THE SALE.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.  
 Leonard H. Johnson, Esquire / FNB 319961  
 Sheada Madani, Esquire / FBN 10567  
 JOHNSON POPE BOKOR RUPPEL & BURNS LLP  
 400 North Ashley Drive,  
 Suite 3100  
 Tampa, Florida 33602  
 Telephone: (813) 2250-2500  
 Primary: lenj@jpfirm.com  
 Secondary: sheadam@jpfirm.com  
 Attorneys for Plaintiff  
 www.jpfirm.com  
 February 20, 27, 2026 26-00384P

SECOND INSERTION

**NOTICE OF ACTION**  
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
 Case No.: 2025CA003784CAAXWS  
**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,**  
 Plaintiff, v.  
**COLT CASTILLO;** **UNKNOWN SPOUSE OF COLT CASTILLO;** **JACQUELINE CASTILLO;** **UNKNOWN SPOUSE OF JACQUELINE CASTILLO;** **ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED;** **UNKNOWN TENANT #1;** **UNKNOWN TENANT #2,**  
**Defendant.**  
 To the following Defendant(s):  
**COLT CASTILLO**  
 (LAST KNOWN ADDRESS)  
 9825 STEPHENSON DR  
 NEW PORT RICHEY FL 34655  
**UNKNOWN SPOUSE OF COLT CASTILLO**  
 (RESIDENCE UNKNOWN)  
**JACQUELINE CASTILLO**  
 (LAST KNOWN ADDRESS)  
 6618 CROSSBOW LANE  
 NEW PORT RICHEY FL 34653  
**UNKNOWN SPOUSE OF JACQUELINE CASTILLO**  
 (RESIDENCE UNKNOWN)  
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
 THE SOUTH 1/2 0'1' LOT 73, JASMINE HILLS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE(S) 56 THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS

OF PASCO COUNTY, FLORIDA. a/k/a 6618 CROSSBOW LANE, NEW PORT RICHEY, FL 34655  
 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before MARCH 23RD, 2026, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
 This notice is provided pursuant to Administrative Order No. 2.065.  
 In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at Dade City Courthouse, 38053 Live Oak Avenue, Dade City, FL 33523, Phone No. (352) 521-4542 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).  
 WITNESS my hand and the seal of this Court this February 13, 2026.  
 As Clerk of the Court  
 (SEAL) By Haley Joyner  
 As Deputy Clerk  
 Kelley Kronenberg,  
 Attorney for Plaintiff,  
 10360 West State Road 84,  
 Fort Lauderdale, FL 33324  
 25-00666  
 February 20, 27, 2026 26-00372P

**NOTICE OF ACTION**  
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO.: 2025CA003148CAAXWS**  
**LAKEVIEW LOAN SERVICING, LLC,**  
 Plaintiff, v.  
**DAMION COLMENARES, et al.,**  
**Defendants.**  
 TO: Damion Colmenares  
 6213 11th Avenue  
 New Port Richey, FL 34653  
 Damion Colmenares  
 109 E Easy St.  
 Fort Pierce, FL 34982  
 Damion Colmenares  
 15802 Spring Crest Cir.  
 Tampa, FL 33624  
**NOTICE OF ACTION**  
 Unknown Spouse of Damion Colmenares  
 6213 11th Avenue  
 New Port Richey, FL 34653  
 Unknown Spouse of Damion Colmenares  
 109 E Easy St.  
 Fort Pierce, FL 34982  
 Unknown Spouse of Damion Colmenares  
 15802 Spring Crest Cir.  
 Tampa, FL 33624  
 Unknown Paity in Possession I  
 6213 11th Avenue  
 New Port Richey, FL 34653  
 Unknown Party in Possession 2  
 6213 11th Avenue  
 New Port Richey FL 34653  
**YOU ARE HEREBY NOTIFIED** that an action to foreclose a mortgage on the following described property in Pasco County, Florida:  
 Lot 523, HOLIDAY GARDENS EST A TES-UNIT THREE, according to the map or plat thereof as recorded in Plat Book 11,

Page 113, Public Records of Pasco County, Florida.  
 has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE MARCH 23RD, 2026  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this February 13, 2026  
 Nikki Alvarez-Sowles  
 Pasco County Clerk & Comptroller  
 Deputy Clerk: Haley Joyner  
 Anthony R. Smith, Esquire,  
 the Plaintiff's attorney,  
 Tiffany & Bosco, P.A.,  
 1201 S. Orlando Ave,  
 Suite 430,  
 Winter Park, FL 32789  
 February 20, 27, 2026 26-00374P

**NOTICE OF FORECLOSURE SALE**  
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**GENERAL JURISDICTION**  
**DIVISION**  
**CASE NO. 2025CA002604CAAXES**  
**LAKEVIEW LOAN SERVICING, LLC,**  
 Plaintiff, vs.  
**ALFREDO E. ARRIETA, MIRTA E. REY PRIETO, AND CARMEN ISABEL MIRANDA, et al.**  
**Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 5, 2026, and entered in 2025CA002604CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and ALFREDO E. ARRIETA; CARMEN ISABEL MIRANDA; MIRTA E. REY PRIETO; UNKNOWN SPOUSE OF CARMEN ISABEL MIRANDA; SUNNOVA SLA MANAGEMENT, LLC; HIDDEN CREEK OAKS HOMEOWNERS ASSOCIATION, INC are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on March 09, 2026, the following described property as set forth in said Final Judgment, to wit:  
 LOT 54, HIDDEN CREEK PHASE 1 AND 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE(S) 119 THROUGH 131, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA  
 Property Address: 35657 BUT-TONWEED TRL, ZEPHYRHILLS, FL 33541

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
**IMPORTANT**  
**AMERICANS WITH DISABILITIES ACT:** If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
 Dated this 17 day of February, 2026.  
**ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC**  
 Attorney for Plaintiff  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 Telephone: 561-241-6901  
 Facsimile: 561-997-6909  
 Service Email: flmail@raslg.com  
 By: \S\Danielle Salem  
 Danielle Salem, Esquire  
 Florida Bar No. 0058248  
 Communication Email:  
 dsalem@raslg.com  
 25-328488 - RyM  
 February 20, 27, 2026 26-00403P

**PUBLISH YOUR LEGAL NOTICE**  
 Call 941-906-9386 and select the appropriate County name from the menu option  
 or email legal@businessobserverfl.com  
 Business Observer  
 FLORIDA'S NEWSPAPER FOR THE C-SUITE  
 February 20, 27, 2026

## --- ACTIONS / SALES ---

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.  
**CASE No. 2024CA000268CAAXWS**  
**BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,**  
**PLAINTIFF, VS.**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF MARY FERRO (DECEASED), ET AL.**  
**DEFENDANT(S).**

To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF MARY FERRO (DECEASED)  
RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS:  
6500 Parkside Drive, New Port Richey, FL 34653

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pasco County, Florida:

A PORTION OF TRACTS 15 AND 16, LAKEWOOD RANCHES UNIT TWO, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 9, PAGES 12, 13 AND 14, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE WESTERLY CORNER OF LOT 17 OF SAID LAKEWOOD RANCHES UNIT TWO; THENCE 28.26 FEET ALONG THE ARC OF A 284.90 FOOT RADIUS CURVE CONCAVED TO THE LEFT, SUBTENDED BY A CHORD DISTANCE OF 28.25 FEET WHICH BEARS NORTH 70 DEGREES 45 MINUTES 25 SECONDS WEST; THENCE 75.11 FEET ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE CONCAVED TO THE LEFT, SUBTENDED BY A CHORD DISTANCE OF 66.69 FEET WHICH BEARS NORTH 65 DEGREES 09 MINUTES 51 SECONDS WEST; THENCE 195.10 FEET ALONG THE ARC OF A 227.34 FOOT RADIUS CURVE CONCAVED TO THE RIGHT, SUBTENDED

BY A CHORD DISTANCE OF 189.17 FEET WHICH BEARS NORTH 32 DEGREES 09 MINUTES 39.5 SECONDS WEST; THENCE SOUTH 78 DEGREES 25 MINUTES 52 SECONDS EAST 223.67 FEET; THENCE SOUTH 11 DEGREES 34 MINUTES 56 SECONDS WEST, 155.81 FEET TO THE POINT OF BEGINNING.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before MARCH 23RD, 2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Date: February 13, 2026

Clerk of the Circuit Court  
Nikki Alvarez-Sowles  
(SEAL) By: /s/ Haley Joyner  
Deputy Clerk of the Court

Tromberg, Morris & Poulin, PLLC  
Attorneys for Plaintiff  
600 West Hillsboro Boulevard,  
Suite 600,  
Deerfield Beach, FL 33441  
Our Case #: 23-002163

February 20, 27, 2026 26-00373P

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**CASE NO.**  
**2025CA000902CAAXWS**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,**  
**Plaintiff, vs.**  
**JAY N. HUNT AND LINDA MISTLER, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 08, 2026, and entered in 2025CA000902CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and JAY N. HUNT; LINDA MISTLER are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on March 10, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 299 OF THE UNRECORDED PLAT OF PALM TERRACE ESTATES UNIT EIGHT, A PORTION OF TRACT 17 OF PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 15, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 61, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 204 OF PALM TERRACE ESTATES UNIT SEVEN AS SHOWN ON PLAT RECORDED IN PLAT BOOK 10, PAGE 41, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN ALONG THE EASTERLY EXTENSION OF THE SOUTH

LINE OF SAID LOT 204, S 89 DEG. 30'03" E, A DISTANCE OF 437.07 FEET FOR A POINT OF BEGINNING; THENCE N 00 DEG. 14'53" W, A DISTANCE OF 84 FEET TO THE POINT OF BEGINNING THE WEST 8 FEET THEREOF BEING SUBJECT TO AN EASEMENT FOR DRAINAGE AND/OR UTILITIES.  
Property Address: 10835 STAMFORD DR, PORT RICHEY, FL 34668

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

## IMPORTANT

**AMERICANS WITH DISABILITIES ACT:** If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 17 day of February, 2026.  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: fmail@raslg.com  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Boca Raton FL No. 0058248  
Communication Email: dsalem@raslg.com  
24-241336 - MiM  
February 20, 27, 2026 26-00402P

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**CASE NO.**  
**2019CA003141CAAXWS**  
**QUICKEN LOANS INC.,**  
**Plaintiff, vs.**  
**DONALD KEITH, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 10, 2020, and entered in 2019CA003141CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein QUICKEN LOANS INC. is the Plaintiff and DONALD KEITH are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on March 10, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 46, CRANE'S ROOST SUBDIVISION UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 147, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Property Address: 8427 CRANES ROOST DR, NEW PORT RICHEY, FL 34654

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO.: 2025-CA-001469**  
**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, v.**  
**QUENTIN KRAMER, et al.,**  
**Defendants.**

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on March 16, 2026, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 1024, Buena Vista Melody Manor Addition, according to the Plat thereof, recorded in Plat Book 8, Page(s) 111, of the Public Records of Pasco County, Florida.  
Property Address: 4031 Chesswood Drive, Holiday, FL 34691

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

## SECOND INSERTION

**NOTICE OF ACTION;**  
**CONSTRUCTIVE SERVICE - PROPERTY**

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION

**CASE NO.: 2025CA000275CAAXWS**  
**FREEDOM MORTGAGE CORPORATION,**  
**Plaintiff, vs.**  
**DANIEL A. MARTELL; et al**  
**Defendants.**

TO: UNKNOWN HEIRS OF NANCY MARTELL A/K/A NANCY WEDDON; 6311 WESTPORT DRIVE, PORT RICHEY, FL 34668

YOU ARE NOTIFIED that an action to foreclose to the following property in Pasco County, Florida:

LOT 79, WEST PORT SUBDIVISION UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 149-150, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Also known as 6311 WESTPORT DRIVE, PORT RICHEY, FL 34668  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd Suite 302 Boca Raton FL 33431, on or before March 23rd, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter;

**IMPORTANT**  
**AMERICANS WITH DISABILITIES ACT:** If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 17 day of February, 2026.  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: fmail@raslg.com  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
19-369003 - NaP  
February 20, 27, 2026 26-00401P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.**  
**51-2026-CP-000102-CPAXWS**  
**Division probate**  
**IN RE: ESTATE OF**  
**LAURIE JEAN WAHNER**  
**Deceased.**

The administration of the estate of Laurie Jean Wahner, deceased, whose date of death was March 27, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO.:**  
**2025CA000302CAAXES**  
**METROPOLITAN LIFE**  
**INSURANCE COMPANY,**  
**Plaintiff, v.**  
**UNKNOWN PERSONAL**  
**REPRESENTATIVE OF THE ESTATE OF ISIDRO A. BERNABE A/K/A ISIDRO BERNABE, et al.,**  
**Defendants.**

TO: Evelyn Lebron Miguez  
1209 Molokai Dr.  
Fort Mill, SC 29708  
Evelyn Lebron Miguez  
7451 Trovita Road  
Land O Lakes, FL 34637  
Unknown Successor Trustee of the Isidro A. Bernabe Revocable Trust  
7451 Trovita Road  
Land O Lakes, FL 34637

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida:

Lot 1, Block AB, GROVES-PHASE IA, according to the map or plat thereof as recorded in Plat Book 39, Page 120-150, of the Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 20, 2026.

**Personal Representative:**

**Wayne L. Wollerman**  
8000 Greenside Ln.  
Hudson, Florida 34667  
Attorney for Personal Representative:  
Eugene L. Beil, Esq., Attorney  
Florida Bar Number: 343633  
BEIL & HAY PA; 12300 US Hwy 19  
Hudson, FL 34667  
phone: (727) 868-2306;  
Fax: (727) 863-1287  
E-Mail: elbeil@beilandhay.com  
February 20, 27, 2026 26-00389P

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO.:**  
**2025CA000302CAAXES**  
**METROPOLITAN LIFE**  
**INSURANCE COMPANY,**  
**Plaintiff, v.**  
**UNKNOWN PERSONAL**  
**REPRESENTATIVE OF THE ESTATE OF ISIDRO A. BERNABE A/K/A ISIDRO BERNABE, et al.,**  
**Defendants.**

TO: Evelyn Lebron Miguez  
1209 Molokai Dr.  
Fort Mill, SC 29708  
Evelyn Lebron Miguez  
7451 Trovita Road  
Land O Lakes, FL 34637  
Unknown Successor Trustee of the Isidro A. Bernabe Revocable Trust  
7451 Trovita Road  
Land O Lakes, FL 34637

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida:

Lot 1, Block AB, GROVES-PHASE IA, according to the map or plat thereof as recorded in Plat Book 39, Page 120-150, of the Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S.

Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE MARCH 23RD, 2026

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this February 13, 2026

Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
Deputy Clerk: Haley Joyner  
Anthony R. Smith, Esquire,  
the Plaintiff's attorney,  
Tiffany & Bosco, P.A.,  
1201 S. Orlando Ave, Suite 430,  
Winter Park, FL 32789  
February 20, 27, 2026 26-00375P

## SECOND INSERTION

**NOTICE OF ACTION**  
**Constructive Service of Process**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**FOR CASE No. 51-2022CA002148WS**  
**Honorable Judge: Mansfield, Declan**  
**PLANET HOME LENDING, LLC**  
**Plaintiff, vs.**  
**MELISSA KENYON; UNKNOWN**  
**SPOUSE OF MELISSA KENYON;**  
**THRIVE MORTGAGE, LLC;**  
**UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT**  
**OCCUPANT #2;**  
**Defendants,**  
TO: MELISSA KENYON and UNKNOWN SPOUSE OF MELISSA KENYON

Last Known Address: 6702 SANDRA DRIVE, PORT RICHEY, FL 34668  
YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property commonly known as 6702 SANDRA DRIVE, PORT RICHEY, FL 34668 and more particularly described as follows:

LOT 46, BROWN ACRES UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 139, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
APN No.  
09-25-16-0030-00000-0460  
COMMONLY KNOWN AS: 6702 Sandra Dr, Port Richey, FL 34668  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew T.

Wasinger, Esquire, the Plaintiffs attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before MARCH 23RD, 2026, or not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
DATED ON February 12, 2026.

Nikki Alvarez-Sowle, ESQ.s  
PASCO COUNTY Clerk of the Circuit  
Cour & County Comptroller  
By: Haley Joyner  
As Deputy Clerk  
February 20, 27, 2026 26-00359P